City Council Chambers, 311 Vernon Street roseville.ca.us

The City of Roseville welcomes your participation.

Meeting Schedule: Regular meetings of the City Council are held on the first and third Wednesday of each month at 6:00 p.m.

Two Public Comment Periods for Non-Agenda Items: A total of twenty-five (25) minutes is allotted for public comments. At the beginning and end of the meeting, each speaker has three (3) minutes to address the Mayor/Chair on issues that are not listed on the agenda and are within the City's jurisdiction. Please submit a yellow speaker card to the City Clerk before the item is heard if you wish to make a comment. You will still have an opportunity to comment if you haven't filled out a yellow speaker card.

Brown Act: The City Council cannot discuss or act on items not listed on the agenda. Public Comment on Agenda Items: Each speaker has five (5) minutes to address items that are listed on the agenda.

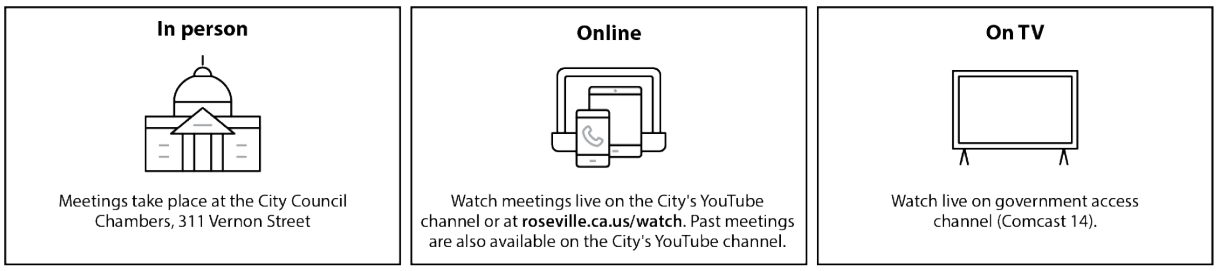
Levine Act Provisions: If you've made a campaign contribution totaling more than $500 ($250 prior to January 1, 2025) to City Council Members in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit Levine Act – City of Roseville for updated forms and information.

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

Americans with Disabilities Act: If special assistance is required to participate in a meeting, including the need of auxiliary aids or services, please notify the City Clerk at least 72 hours in advance of the meeting. City Clerk 311 Vernon Street cityclerkroseville@roseville.ca.us 916-774-5263 TDD: 916-774-5220

Security Measures: All meeting 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.

Viewing Options: The City of Roseville provides three options for viewing meetings:



Krista Bernasconi, Mayor
Karen Alvord, Vice Mayor
Bruce Houdesheldt, Councilmember
Tracy Mendonsa, Councilmember
Pauline Roccucci, Councilmember
Dominick Casey, City Manager
Michelle Sheidenberger, City Attorney
Carmen Avalos, City Clerk

AGENDA

City Council Regular Meeting
August 6, 2025
6:00 PM
City Council Chambers, 311 Vernon Street

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. MEETING PROCEDURES

V. PUBLIC COMMENTS

This is the first opportunity to make a public comment on non-agenda items.

VI. CONSENT CALENDAR

1. Transportation Fund Revenue - Budget Adjustment (PUBLIC WORKS DEPARTMENT - TRANSPORTATION)

Summary: Staff recommends approval of a budget adjustment in the amount of $318,000, transferring funds collected from BBC Roseville Oaks, LLC developer-paid fees from the HP Campus Oaks Fund into the Transportation Fund. These funds will construct a future multi-use trail from the southern end of the existing Pleasant Grove Creek Trail continuing east through the open space south of the Hewlett Packard Campus Oaks property to connect to Foothills Boulevard.

CONTACT: Suzanne Engelke 916-746-1289 sengelke@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Ordinance No. 6971 authorizing certain amendments to the fiscal year 2025-26 budget and declaring this ordinance to be immediately effective as an appropriation measure.

2. Zero Emission Bus Depot Project (Phase 2 and 3) - Contract Purchase Agreement (PUBLIC WORKS DEPARTMENT - FACILITIES)

Summary: Staff recommends approval of a contract purchase agreement with Vasko Electric Inc. in the amount of $1,401,991.58, plus 15% contingency, for the installation of Electrical Vehicle Charging Stations at the Zero Emissions Bus Depot (ZEBD) located at the Roseville Corporation Yard. Funding for the work is already allocated through the approved ZEBD project budget, with funding provided by the Federal Transit Administration Low-No Grant and Low Carbon Transit Operations Program Grant dollars. No General Fund resources are used for the Project.

CONTACT: Andre Baranov 916-774-5342 ajbaranov@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-262 approving a contract purchase agreement, by and between the City of Roseville and Vasko Electric Inc., and authorizing the City Manager to execute it on behalf of the City of Roseville.

3. Zero Emission Bus Depot Phase 3 Project - Budget Adjustment (PUBLIC WORKS DEPARTMENT - TRANSPORTATION)

Summary: Staff recommends approval of a budget adjustment to fund Phase 3 of the Roseville Transit Zero Emission Bus Depot Project. If approved, Phases 2 and 3 will be constructed concurrently. The estimated cost of Phase 3 is $600,000 and will be fully funded by the State's Low Carbon Transit Operations Program. Both revenue and expenditure budgets in the Transit Fund will be increased accordingly. This adjustment will have no impact on the General Fund.

CONTACT: Zachary Presley 916-774-5365 zpresley@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Ordinance No. 6972 authorizing certain amendments to the fiscal year 2025-26 budget and declaring this ordinance to be immediately effective as an appropriation measure.

4. 316 Vernon Street Classroom to Conference and Training Room Conversion - Approval of New Capital Improvement Project and Budget Adjustment (PUBLIC WORKS DEPARTMENT - FACILITIES)

Summary: Staff recommends approval of a new Capital Improvement Project and budget adjustment for the conversion of four (4) third floor Classrooms to Conference and Training Rooms at 316 Vernon Street. The 316 Vernon Street Conference Rooms Project is estimated to cost $135,000 and is funded by the General Fund Capital Reserve Fund.

CONTACT: Andre Baranov 916-774-5342 ajbaranov@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve a New Capital Improvement Project; and

b. Adopt Ordinance No. 6970 authorizing certain amendments to the fiscal year 2025-26 budget and declaring this ordinance to be immediately effective as an appropriation measure.

5. **Community Facilities District No. 4 (Public Services) - De-annexation of Annexation No. 9 (1028 Main Street Subdivision)** (FINANCE DEPARTMENT)

Summary: Staff recommends approval of the recordation of a Notice of Cessation of Special Tax for certain property within the City's Community Facilities District No. 4 (Public Services) (CFD 4). The property owner requested to de-annex from CFD 4, with the agreement that any maintenance, repair and replacement of the landscaped area will be the responsibility of the property owner, including all future successors in title or owners of the subject property. On July 16, 2025, the City Council approved a Maintenance Agreement for the 1028 Main Street Subdivision, which allows the landscape area to be privately maintained in accordance with the terms of the agreement. There is no fiscal impact on the General Fund.

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

The City Council will consider the recommendation to:

a. Approve Resolution No. 25-259 approving the recordation of a Notice of Cessation of Special Tax for certain property within the City of Roseville Community Facilities District No. 4 (Public Services).

6. **Western System Power Pool Agreement Collateral Annex** (ELECTRIC DEPARTMENT - FINANCIAL & ADMINISTRATIVE)

Summary: Staff recommends approval of the Western Systems Power Pool (WSPP) Collateral Annex, including the Cover Sheet Elections, with Dynasty Power Inc. (“Dynasty”). The documents supplement the WSPP Agreement previously executed by the City and establish industry-standard credit and collateral provisions that would apply to any future wholesale physical power transactions with Dynasty under the WSPP framework. There is no cost associated with the execution of these documents.

CONTACT: Patrick Zanardelli 916-774-5673 pzanardelli@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-263 approving the Western Systems Power Pool Collateral Annex and cover sheet elections, by and between the City of Roseville and Dynasty Power Inc., and authorizing the City Manager to execute them on behalf of the City of Roseville.

7. **Emergency Operations Plan Update** (FIRE DEPARTMENT)

Summary: Staff recommends Council adopt the 2025 updated City of Roseville Emergency Operations Plan (EOP). The EOP identifies operational strategies and plans for managing inherently complex and potentially catastrophic events. There is no fiscal impact associated with the adoption of this plan.

CONTACT: Matthew Lauchner 916-774-5807 mlauchner@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt the 2025 City of Roseville Emergency Operations Plan.

8. Certified Unified Program Agency Settlements Project - Approval of New Capital Improvement Project and Budget Adjustment (FIRE DEPARTMENT)

Summary: Staff recommends approval of a New Capital Improvement Project, the Certified Unified Program Agency (CUPA) Settlements Project, and approval of a budget adjustment in the amount of $57,900, increasing revenue and expenditure budgets in the General Fund for the project. The Fire Department received $57,900 in settlement funds that are required to be used to support or improve the CUPA Program.

CONTACT: Michael Bradley 916-774-5400 mbradley@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve a New Capital Improvement Project; and

b. Adopt Ordinance No. 6973 authorizing certain amendments to the fiscal year 2025-26 budget and declaring this ordinance to be immediately effective as an appropriation measure.

9. 5100 Phillip Road Cell Tower - Standard Tower Attachment License Agreement (INFORMATION TECHNOLOGY DEPARTMENT - STRATEGIC PLANNING)

Summary: Staff recommends approval of a cell tower standard tower license agreement with Sacramento-Valley limited partnership dba Verizon Wireless to co-locate on the City's current public safety radio communication site located at 5100 Phillip Road. The City will receive a one-time payment of $28,000, as well as $3,000 per month of lease revenue, into the General Fund.

CONTACT: Christian Barajas 916-774-5431 cjbarajas@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-257 approving a standard tower attachment license agreement with Sacramento-Valley Limited Partnership dba Verizon Wireless and authorizing the City Manager to execute it on behalf of the City of Roseville.

10. American Public Power Association Board Meeting - Out-of-Country Travel Approval (ELECTRIC DEPARTMENT - FINANCIAL & ADMINISTRATIVE)

Summary: Staff recommends approval of out-of-country travel for one Roseville Electric Utility Department staff member to attend the American Public Power Association Executive Committee and Board meetings in Montreal, Canada. Costs related to travel, airfare, lodging, and per diem are estimated to be $3,000. Funds are available in the Electric Department FY2025-26 budget in the Electric Fund.

CONTACT: Cara Moore 916-774-5636 crmoore@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve an out-of-country travel request for one Roseville Electric Utility Department staff member to attend the American Public Power Association Executive Committee and Board Meetings in Montreal, Canada.

11. Rocky Ridge Road Landscape Improvement Project - Approval of Plans and Specifications and Authorize Staff to Call for Bids (PARKS, RECREATION, AND LIBRARIES DEPARTMENT - PARK DEVELOPMENT)

Summary: Staff recommends approval of the plans and specifications for the Rocky Ridge Road Landscape Improvement Project and authorization to call for bids. The project scope includes new planting, irrigation and a dry creek bed. The project is estimated to cost $1,215,000 and is funded by the FY2022-23 General Fund year-end budget surplus, through the Rocky Ridge/Cirby Streetscape and Sunrise Greenway Improvements Capital Improvement Project.

CONTACT: Josh Cervantes 916-746-1233 jrcervantes@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve the plans and specifications for the Rocky Ridge Road Landscape Improvement Project and authorize staff to call for bids.

12. The Courts at Gibson Park Frontage Improvement Project - Reject all Bids, Approval of Revised Plans and Specifications, and Authorize Staff to Call for Bids (PARKS, RECREATION, AND LIBRARIES DEPARTMENT - PARK DEVELOPMENT)

Summary: Staff recommends Council reject all bids, approve the revised plans and specifications for the Gibson Park Frontage Improvement Project and authorize staff to call for new bids. The project is estimated to cost $500,000 and will be funded by the Citywide Park Fund through The Courts at Gibson Park Frontage Capital Improvement Project budget. Additional funds were allocated from the General Fund using the FY2023-24 year-end budget surplus.

CONTACT: Josh Cervantes 916-746-1233 jrcervantes@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve the revised plans and specifications, and authorize staff to call for new bids; and

b. Adopt Resolution No. 25-269 rejecting all bids for The Courts at Gibson Park Frontage Improvement Project.

13. Employee Engagement Survey - Sole Source Contract Purchase Agreement (PUBLIC AFFAIRS AND COMMUNICATIONS DEPARTMENT)

Summary: Staff recommends approval of a sole-source contract purchase agreement with Gallup, Inc. in the amount of $164,070 to provide the implementation over the next three years for the employee engagement survey. The implementation process each year includes questionnaire creation, communication planning, survey administration with participation

monitoring and reporting, and staff webinars and leadership debriefing. In 2025, the City partnered with Gallup, Inc. to administer an employee engagement survey using Gallup's validated and proprietary Q12 survey tool. Continuing with Gallup ensures year-over-year consistency in data collection, benchmarking and analysis, which is critical for accurate trend tracking and action planning. City staff actively utilize Gallup's exclusive Gallup Access platform to analyze department and team survey results, track engagement metrics and develop department-specific action plans. Funding is included in the FY2025-26 City Manager's Office budget in the General Fund. The agreement reflects the Year 1 cost of $53,440, Year 2 cost of $54,690 and Year 3 cost of $55,940. Funding for Years 2 and 3 will be included in the proposed FY2026-27 and FY2027-28 City Manager's Office budgets in the General Fund.

CONTACT: Kate Rebello 916-774-5945 krebello@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-255 approving a contract purchase agreement, by and between the City of Roseville and Gallup, Inc., and authorizing the City Manager to execute it on behalf of the City of Roseville.

14. Sierra Vista Village FD-08 Phase 1 - Notice of Completion (DEVELOPMENT SERVICES DEPARTMENT - ENGINEERING DIVISION)

Summary: Staff recommends approval of the Notice of Completion for the Sierra Vista FD-08 Phase 1. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CONTACT: Matt Shields 916-223-7109 mshields@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-256 accepting the public work known as Sierra Vista Village FD-08 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.

15. Sierra Vista Village FD-08 Phase 2 - Notice of Completion (DEVELOPMENT SERVICES DEPARTMENT - ENGINEERING DIVISION)

Summary: Staff recommends approval of the Notice of Completion for the Sierra Vista FD-08 Phase 2. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CONTACT: Matt Shields 916-223-7109 mshields@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-258 accepting the public work known as Sierra Vista Village FD-08 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.

16. Sierra Vista Community Facilities District Phase 12A Project - Notice of Completion (DEVELOPMENT SERVICES DEPARTMENT - ENGINEERING DIVISION)

Summary: Staff recommends approval of the Notice of Completion for the Sierra Vista Community Facilities District Phase 12A Project. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CONTACT: Matt Shields 916-223-7109 mshields@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-260 accepting the public work known as Sierra Vista Community Facilities District Phase 12A Project, approving the "Notice of Completion", and authorizing and directing the City Engineer to execute said notice on behalf of the City of Roseville, therefore, and accepting a portion of the dedications offered on the recorded final map Sierra Vista - Federico - Large Lot Subdivision.

17. Sierra Vista Village KT4 - Notice of Completion (DEVELOPMENT SERVICES DEPARTMENT - BUILDING INSPECTION DIVISION)

Summary: Staff recommends approval of the Notice of Completion for the Sierra Vista Village KT4 project. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CONTACT: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-264 accepting the public work known as Sierra Vista Village KT4 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.

18. Sierra Vista Village KT5B - Notice of Completion (DEVELOPMENT SERVICES DEPARTMENT - ENGINEERING DIVISION)

Summary: Staff recommends approval of the Notice of Completion for the Sierra Vista Village KT5B project. The Engineering Division has made final inspection of the project and has found

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

CONTACT: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-265 accepting the public work known as Sierra Vista Village KT5B 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.

19. Sierra Vista Village KT2B - Notice of Completion (DEVELOPMENT SERVICES DEPARTMENT - ENGINEERING DIVISION)

Summary: Staff recommends approval of the Notice of Completion for the Sierra Vista Village KT2B. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CONTACT: Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-266 accepting the public work known as Sierra Vista Village KT2B 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.

20. Sutter Roseville Medical Center Neighborhood Policing - Grant Agreement Amendment and Budget Adjustment (POLICE DEPARTMENT)

Summary: Staff recommends approval of an amendment to the Sutter Roseville Medical Center (SRMC) Neighborhood Policing Grant Award to provide a dedicated beat that includes the SRMC campus, and approve a budget adjustment for the reduction of $539,383 to the project revenue and labor budget.

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

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-270 approving a first amendment to neighborhood policing grant award agreement, by and between the City of Roseville and Sutter Valley Hospitals dba Sutter Roseville Medical Center, and authorizing the City Manager to execute it on behalf of the City of Roseville.

b. Adopt Ordinance No. 6978 authorizing certain amendments to the fiscal year 2025-26 budget and declaring this ordinance to be immediately effective as an appropriation measure.

21. Wastewater Collections Cured-in-Place Pipe Lining Equipment Project – Budget Adjustment (ENVIRONMENTAL UTILITIES DEPARTMENT - WASTEWATER)

Summary: Staff recommends approval of a budget adjustment for a $58,000 transfer from the Sewer Collection System Cured-in-Place Pipe (CIPP) Rehabilitation Project, which is funded by the Wastewater Rehabilitation Fund, to the Fleet Replacement Fund to fund the sales tax associated with the purchase of a new truck equipped with CIPP lining equipment. The new truck will allow Wastewater Collections staff to perform trenchless repair and rehabilitation work on existing sewer mains.

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

The City Council will consider the recommendation to:

a. Adopt Ordinance No. 6974 authorizing certain amendments to the fiscal year 2025-26 budget and declaring this ordinance to be immediately effective as an appropriation measure.

22. Dry Creek Wastewater Treatment Plant Operations and Laboratory Building Project – Construction Agreement and Budget Adjustment (ENVIRONMENTAL UTILITIES DEPARTMENT - TECHNICAL SERVICES)

Summary: Staff recommends approval and award of a construction agreement with BCM Construction Company, Inc. in the amount of $10,141,361 for the Dry Creek Wastewater Treatment Plant Operations and Laboratory Building Project. The Project is being funded from available resources in the Wastewater Regional Rehabilitation Fund for the rehabilitation portion of the project (approximately 31%) and from the capital improvement project budget approved by the South Placer Wastewater Authority (SPWA) for the building expansion (approximately 69%). This item also requests approval of a budget adjustment to transfer $4,700,000 from the design project to the construction project in the Wastewater Regional Rehabilitation Fund.

CONTACT: Inderpreet Chaggar 916-774-5553 ikchaggar@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-271 approving an agreement, by and between the City of Roseville and BCC Construction Company Inc., and authorizing the City Manager to execute it on behalf of the City of Roseville; and

b. Adopt Ordinance No. 6979 authorizing certain amendments to the fiscal year 2025-26 budget and declaring this ordinance to be immediately effective as an appropriation measure.

23. Dry Creek Wastewater Treatment Plant Primary Sedimentation Basin Rehabilitation Project – New Multi-Year Capital Improvement Project Approval and Budget Adjustment (ENVIRONMENTAL UTILITIES DEPARTMENT - WASTEWATER)

Summary: Staff recommends approval of a new multi-year capital improvement project entitled Dry Creek Wastewater Treatment Plant Primary Sedimentation Basin Rehabilitation Project and approval of a budget adjustment in the amount of $4,918,000 to restore and extend the service life of the Primary Sedimentation Basin at the Dry Creek Wastewater Treatment Plant. Funding is available in the Wastewater Regional Rehabilitation Fund.

CONTACT: Arashdeep Singh 916-618-1939 asingh@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve the establishment of a New Multi-year Capital Improvement Project; and

b. Adopt Ordinance No. 6975 authorizing certain amendments to the fiscal year 2025-26 budget and declaring this ordinance to be immediately effective as an appropriation measure.

24. Dry Creek Wastewater Treatment Plant Operations and Laboratory Building Project Construction Management Services – Professional Services Agreement (ENVIRONMENTAL UTILITIES DEPARTMENT - TECHNICAL SERVICES)

Summary: Staff recommends approval and award of a professional services agreement to 4LEAF, Inc. in the amount of $964,520 for construction management services for the Dry Creek Wastewater Treatment Plant Operations and Laboratory Building Project. The Project is being funded from available resources in the Wastewater Regional Rehabilitation Fund for the rehabilitation portion of the project (approximately 31%) and from the capital improvement project budget approved by the South Placer Wastewater Authority (SPWA) for the building expansion (approximately 69%).

CONTACT: Inderpreet Chaggar 916-774-5553 ikchaggar@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-267 approving a professional services agreement, by and between the City of Roseville and 4Leaf, inc., and authorizing the City Manager to execute it on behalf of the City of Roseville.

25. Second Reading - Roseville Municipal Code Updates - Electric Zero Emission Public Transit Time of Use Rate (ELECTRIC DEPARTMENT - FINANCIAL & ADMINISTRATIVE)

Summary: Staff recommends approval of the second reading of an ordinance approving amendments to Section 14.24.055 of Chapter 14.24 of the Roseville Municipal Code.

CONTACT: Kerri Crosby 916-746-1263 kcrosby@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Ordinance No. 6976 amending Section 14.24.055 of Chapter 14.24 of title 14 of the Roseville Municipal Code regarding outdoor, street lighting, traffic signal, and electric vehicle charging rates.

26. Second Reading - Roseville Municipal Code Update – Repeal of REACH Fund (CITY MANAGER DEPARTMENT - DEPUTY CITY MANAGER)

Summary: Staff recommends approval of the second reading of an ordinance repealing Chapter 4.07, Roseville Employees Annual Charitable Hearts ("REACH") Fund, and making conforming edits to remove reference to REACH in Section 2.18.030 of Chapter 2.18 of the Roseville Municipal Code, due to changes that have reduced the REACH Fund balance to zero.

CONTACT: Megan Scheid 916-774-5455 mscheid@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Ordinance No. 6977 amending Section 2.18.030 of Chapter 2.18 of Title 2 of the Roseville Municipal Code regarding Grants Advisory Commission responsibilities and repealing Chapter 4.07 of Title 4 of the Roseville Municipal Code regarding Roseville Employees Annual Charitable Hearts Fund.

27. Minutes of Prior Meetings (CITY CLERK DEPARTMENT)

Summary: Staff recommends approval of the minutes of the July 16, 2025 City Council Closed Session Meeting, and the July 16, 2025 City Council Meeting.

CONTACT: Melissa Lipp 9167745268 MLLipp@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve the minutes of the July 16, 2025 City Council Closed Session Meeting, and the July 16, 2025 City Council Meeting.

END OF CONSENT CALENDAR

VII. PRESENTATIONS/REPORTS

28. Villages at Sierra Vista Community Facilities District No. 1 - Series 2025 Bond Issuance (FINANCE DEPARTMENT)

Summary: Staff recommends approval of the 2025 Bonds which are being issued at the developer's request, in an amount not to exceed $6,750,000, to (i) construct and acquire certain public facilities of benefit to the District, (ii) provide for a deposit to a debt service reserve account for the 2025 Bonds, (iii) and pay for costs of issuance of the 2025 Bonds. The maximum authorized indebtedness for the District is $310,000,000. The CFD will generate special taxes that will be paid by the property owners sufficient to pay the costs of the debt service, CFD administration, and any authorized pay-as-you-go reimbursements for public facilities, as well as provide funding in the future for maintenance/replacement of constructed facilities. The issuance of these bonds will not impact the City's General Fund.

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

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-268 authorizing the issuance of special tax bonds for and on behalf of the City of Roseville villages at Sierra Vista Community Facilities District No. 1 (public facilities), approving and directing the execution of Supplemental Agreement No. 5 to Fiscal Agent Agreement, approving the form of the Preliminary Official Statement, approving sales of such bonds pursuant to a Bond Purchase Agreement, and approving other related Documents and Actions.

29. City Council Chambers Renovation and Addition Project (RFQ 10-3421) – Contract Purchase Agreement (FINANCE DEPARTMENT - PURCHASING)

Summary: Staff recommends approval of a contract purchase agreement with Z Squared Builders Inc. dba Z Squared Construction, as the lowest responsive and responsible bidder for Request for Quotations No.10-3421 for the City Council Chambers Renovation and Addition Project in the amount of $1,977,820. Additionally, staff requests authorization for the City Manager or their designee to approve change order requests for this project, up to 15% ($296,673) as a construction contingency, for a grand total of $2,274,493. Funding is available in the Public Facilities Fund and the Cable TV Public, Educational and Governmental (PEG) Fund for this project.

CONTACT: Tiffany Valdez 916-746-1109 tvaldez@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-261 approving a contract purchase agreement, by and between the City of Roseville and Z Squared Builders Inc. dba Z Squared Construction, and authorize the City Manager to execute it on behalf of the City of Roseville.

VIII. PUBLIC COMMENTS

This is the second opportunity to make a public comment on non-agenda items.

IX. STAFF/COUNCIL REPORTS

X. ADJOURNMENT

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.1
File #: 0721 & 0201-01
Item ID: 2025-406

Title:	Transportation Fund Revenue - Budget Adjustment
Contact:	Suzanne Engelke 916-746-1289 sengelke@roseville.ca.us

SUMMARY

Staff recommends approval of a budget adjustment in the amount of $318,000, transferring funds collected from BBC Roseville Oaks, LLC developer-paid fees from the HP Campus Oaks Fund into the Transportation Fund. These funds will construct a future multi-use trail from the southern end of the existing Pleasant Grove Creek Trail continuing east through the open space south of the Hewlett Packard Campus Oaks property to connect to Foothills Boulevard.

RECOMMENDATION

Staff recommends that City Council adopt an Ordinance for a $318,000 budget adjustment transferring funds collected from developer-paid fees into the Transportation Fund.

BACKGROUND

Developer-paid fees totaling $318,000 have been set aside in the HP Campus Oaks Fund to be used for the design and construction of a future Class I trail in the HP Campus Oaks development per the Fourth Amendment of the Development Agreement between the City of Roseville and BBC Roseville Oaks, LLC. This budget adjustment will move these funds into the Transportation Fund for future trail construction use.

The intent of these funds is to construct a multi-use trail from the southern end of the existing Pleasant Grove Creek Trail continuing east through the open space south of the HP Campus Oaks property to connect to Foothills Boulevard.

FISCAL IMPACT

Future project funding will be provided by a combination of the Transportation Fund and the developer-paid fees collected from the Campus Oaks Master Plan. There is no fiscal impact to the General Fund.

ENVIRONMENTAL REVIEW

As part of the project, an Addendum to the original HP Master Plan Environmental Impact Report was prepared consistent with the California Environmental Quality Act (CEQA). This was based on the Initial Study's findings that the proposed project is substantially consistent with the previously certified Hewlett Packard Master Plan EIR, certified by the City Council on June 5, 1996 (SCH#95112022). Because the proposed project meets the requirements identified in the State CEQA Guidelines Section 15183, no additional CEQA review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

1. Ensure a safe and healthy community

2. Remain fiscally responsible in a changing world
4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Suzanne Engelke, Associate Transportation Planner

Jason Shykowski, Public Works Director

ATTACHMENTS:
1. Ordinance 6971
2. HP Trail Description & Map

REVIEWERS:

Ed Scofield, Public Works Department - Transportation	Created/Initiated - 6/24/2025
Ed Scofield, Public Works Department - Transportation	Approved - 6/24/2025
Jason Shykowski, Public Works Department - All	Approved - 6/24/2025
Gretchen Hakala, City Attorney Department	Approved - 7/22/2025
Katrina Six, City Clerk Department	Approved - 7/22/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/22/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/25/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/25/2025
Katrina Six, City Clerk Department	Final Approval - 7/25/2025

ORDINANCE NO. 6971

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2025-26 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 2025-26, is hereby amended as listed on the attached budget adjustment for the HP Campus Oaks multi-use trail project.

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

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

PASSED AND ADOPTED by the Council of the City of Roseville, this _____day of_____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

Updated 07/03/2025

Please complete the cells highlighted in yellow.

REQUESTER NAME & TITLE:	Ed Scofield, Alt. Transportation Manager	FISCAL YEAR:	2025-26
PREPARER NAME & TITLE:	Kimberly Goulet, Administrative Technician	ORDINANCE:	
DEPARTMENT/DIVISION:	Public Works / Alternative Transportation		

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
7432	5569	80701		318,000	Establish authority to reallocate bike trail funds from Fund HP Campus Oaks (7432) to Transportation (6520)
6520	6587	84001	500636	318,000	Establish budget for HP Campus Oaks Trail project
EXPENDITURES/EXPENSES/TRANSFERS OUT TOTAL				636,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6520	4790	10001		318,000	Establish revenue budget to reallocate bike trail funds from Fund 7432 to Fund 6520
REVENUES/TRANSFERS IN TOTAL				318,000	

NET ADJUSTMENT	318,000	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
7432	3601	00000	000000	(318,000)	Decrease HP Campus Oaks Fund Balance
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
FUND BALANCE TOTAL				(318,000)	

Justification for Budget Adjustment:

The Public Works Department is requesting this $318,000 budget adjustment to reallocate CFD bond proceeds from HP Campus Oaks Fund (7432) to Transportation Fund (6520) in order to establish HP Campus Oaks Trail Project 500636.

This adjustment will establish the necessary appropriation in the Transportation Fund (6520) move forward with the design and construction of the off-site bike improvements in accordance with the Development Agreement. The funding aligns with the City's obligation under the Fourth Amendment to the Development Agreement between the Cityof Roseville and BBC Roseville Oaks, LLC, dated August 19, 2015.

The Fourth Amendment requires the Campus Oaks project to provide $318,000 for the design and construction of an off-site bike facility as part of the transportation improvements supporting the Roseville Master Plan.

North Industrial Specific Plan – Hewlett Packard Master Plan
DEVELOPMENT AGREEMENT IMPLEMENTATION MATRIX

Section	**3.2.6**
Title	Bike Trail Construction Amendment #4 – Ord. #5534
Obligation	**BBC Roseville Oaks, LLC:** Landowner shall design, secure necessary permits and construct certain Class 1 bike trail improvements within the Campus Oaks Property as shown on Exhibit I (the "Bikeway Master Plan") and described in the Master Plan. Bike trails shall be constructed to City standards as and when Landowner develops the Parcels within the Campus Oaks Property adjacent to such bike trails. The sections of bike trail to be installed upon development of such parcels are generally shown on Exhibit I. The entire length of bike trail along Parcel CO-3 shall be graded at the time that the parcel develops, with the installation of the bike trail improvements per Exhibit I. If a bike trail is completed prior to City's acceptance of open space within which the bike trail is located, City shall be responsible for bike trail maintenance. City shall enter into an agreement with the Landowner memorializing such obligations and indemnifying Landowner for the public's use of the bike trail prior to the City's acceptance of the open space, which will include the recordation of a temporary maintenance and pedestrian access easement on and across the bike trail. Upon completion of the bike trail and City's acceptance of the open space within which the bike trail is located, City shall continue to be responsible for bike trail maintenance. **The project shall fund an amount of $318,000 for the design and construction of the off-site bike trial construction** as shown on Exhibit I and generally shown as "Future by Others." This money will be included as part of the "Community Facilities District – Public Facilities (Project Infrastructure)" bond sale proceeds and will be paid directly to and retained by the City for such bike trail improvements.
Department	Parks Department, Alternative Transportation

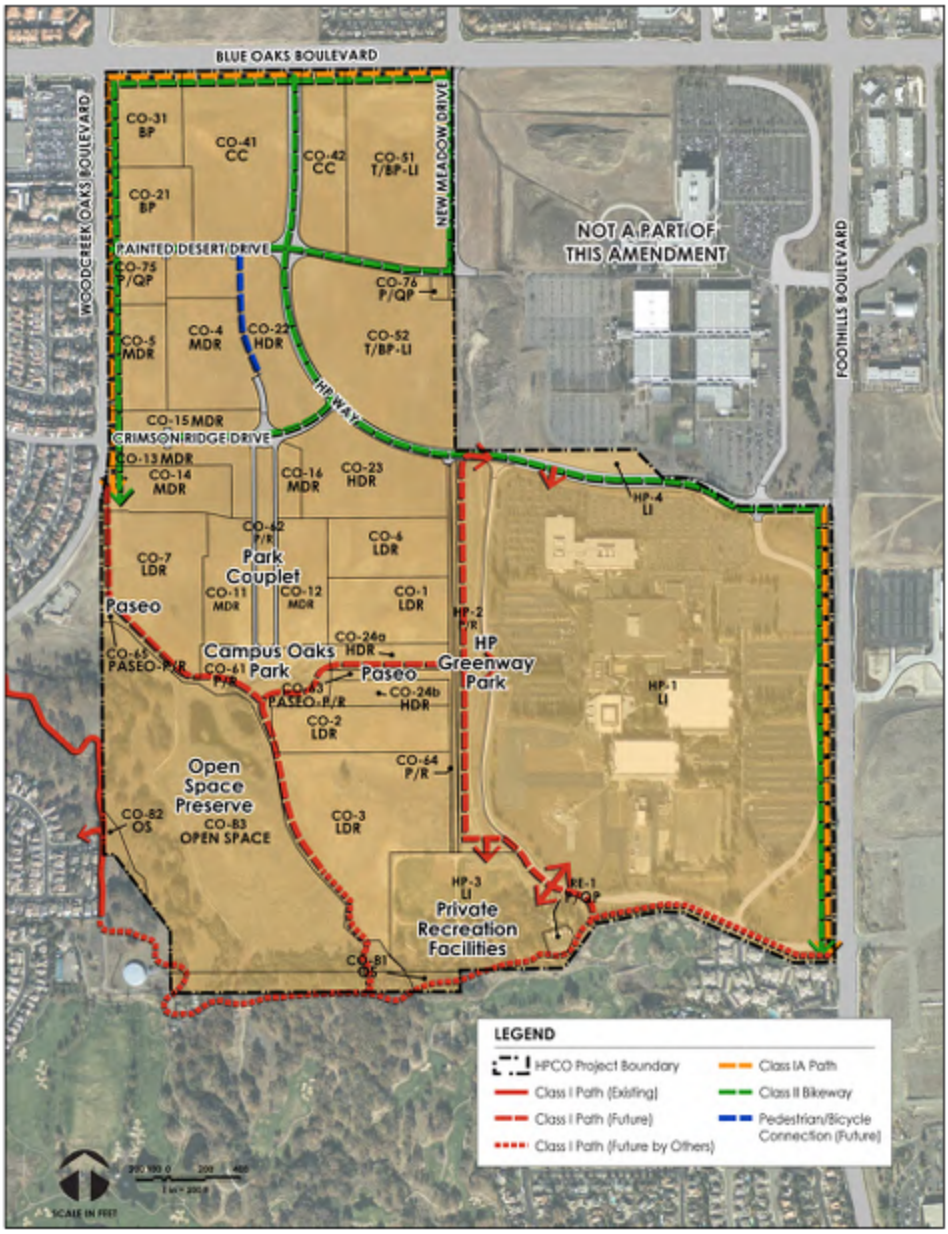


FIGURE 3-13: Pedestrian and Bicycle Network

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.2
File #: 0721
Item ID: 2025-410

Title:	Zero Emission Bus Depot Project (Phase 2 and 3) - Contract Purchase Agreement
Contact:	Andre Baranov 916-774-5342 ajbaranov@roseville.ca.us

SUMMARY

Staff recommends approval of a contract purchase agreement with Vasko Electric Inc. in the amount of $1,401,991.58, plus 15% contingency, for the installation of Electrical Vehicle Charging Stations at the Zero Emissions Bus Depot (ZEBD) located at the Roseville Corporation Yard. Funding for the work is already allocated through the approved ZEBD project budget, with funding provided by the Federal Transit Administration Low-No Grant and Low Carbon Transit Operations Program Grant dollars. No General Fund resources are used for the Project.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution approving a contract purchase agreement (3004813) with Vasko Electric Inc. for the ZEBD (Phase 2 and 3) project and authorize the City Manager to execute it on behalf of the City of Roseville.

Staff requests that the City Council authorize the City Manager or his designee to approve change orders for the project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed fifteen percent (15%) of the contract price.

BACKGROUND

The California Air Resources Board adopted the Innovative Clean Transit (ICT) rule in December 2018. The ICT rule requires all public transit agencies to gradually transition to a 100 percent Zero-Emission Bus (ZEB) fleet. In consideration of the ICT, the City Council accepted the Roseville Transit Zero-Emission Business Plan on May 20, 2020. The ZEBD Project was identified in the ZEB Plan as a necessary step to accommodate the five electric buses approved for purchase by the City Council on August 4, 2021, and future electrification of the transit fleet.

The now-completed first phase of the ZEBD project was funded with Local Transportation Funds, Electric Funds, Air Quality Mitigation Funds, Low Carbon Transit Operations Program Grant monies, Placer County Air Pollution Control District Grant monies, and American Rescue Plan Act monies.

The ZEBD project replaced 45 light-duty vehicle parking spaces and adjacent lawn area with 30 bus stalls and 72 new light-duty parking spaces. As part of the ZEBD project, nine of the bus stalls and 10 light-duty parking stalls were provided with the project. This was the first phase of the overall ZEBD buildout, which is part of the larger public transit and fleet electrification effort.

In June 2025, Request for Proposals (RFP) No. 01-087 (which was a re-bid for the prior RFP No. 01-084) was published on Public Purchase, soliciting bids which included the scope of work for two upcoming phases of the transportation electrification effort: 1. The Base-Bid of the RFP covered the work for Phase 2

which includes 6 DC Fast Chargers with 21 points of charge and 16 Level 2 (standard) charging stations. 2. As an additional design alternate, and contingent on Council approval of the ZEBD Phase 3, the Add Alternate Bid Items requested in RFP No. 01-087 cover the scope of Phase 3 of the ZEBD which includes 2 additional DC Fast Chargers with 4 points of charge.

RFP No. 01-087 resulted in the proposed CPA which covers the ZEBD Phase 2 project, which is being funded by $1,827,398 of Federal Transit Administration (FTA) Low-No Grant dollars, with a local match requirement of $215,551 funded by a FY24 State of Good Repair (SGR) allocation. This CPA includes the work for Phase 2 as the Base Bid Items work included in RFP 01-087.

The proposed ZEBD Phase 3 is being funded by Low Carbon Transit Operations Program (LCTOP) Grant dollars. A $600,000 LCTOP allocation was provided in the approved FY2025-26 budget. This CPA also includes the work for Phase 3 as part of the RFP No. 01-087 Add Alternate Bid Items work.

FISCAL IMPACT

Funding for the work is already allocated through the approved ZEBD project budget. Funding for the projects comes from Federal Transit Administration (FTA) Low-No Grant and Low Carbon Transit Operations Program (LCTOP) Grants. No General Fund resources are used for the Project.

ENVIRONMENTAL REVIEW

The proposed project involves the minor alteration of an existing facility and condition of the land. It also involves the construction of a limited number of small facilities. This project qualifies as a Class 1, Class 3 and Class 4 Exemptions as described in Section 15301, 15303 and 15304 of the California Environmental Quality Act (CEQA). The Exemption has been prepared and no further CEQA action is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth
6. Deliver exceptional City services

Respectfully Submitted,
Andre Baranov, Project Supervisor

Jason Shykowski, Public Works Director

ATTACHMENTS:

1. Resolution 25-262
2. Contract Purchase Agreement
3. Plans
4. Notice of Exemption

REVIEWERS:

Rebecca McCoy, Public Works Department - Facilities	Created/Initiated - 7/16/2025
James Kremko, Public Works Department - Facilities	Approved - 7/17/2025
Jason Shykowski, Public Works Department - Engineering - Traffic	Approved - 7/17/2025

Engineering	
Gretchen Hakala, City Attorney Department	Approved - 7/24/2025
Katrina Six, City Clerk Department	Approved - 7/24/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/25/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/25/2025
Katrina Six, City Clerk Department	Final Approval - 7/25/2025

RESOLUTION NO. 25-262

APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND 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 (3004813) for the Zero Emission Bus Depot (Phase 2 and 3) project, by and between the City of Roseville and Vasko Electric 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 fifteen percent (15%) of the contract price.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

Contract Purchase Agreement 3004813

Supplier Details:

Company	Vasko Electric Inc
Contact	Vince Linarez
Address	4300 Astoria St
	Sacramento, CA 95838

Submit your response to:

Company	City of Roseville
Contact	Tiffany Valdez
Address	Purchasing Division
	311 Vernon St
	Roseville, CA 95678
Phone	(916) 746-1109
Fax	(916) 746-1115
E-mail	TValdez@roseville.ca.us

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

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

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

Sole proprietorship - **By owner**

Partnership - **Any general partner**

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

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

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

CITY OF ROSEVILLE CALIFORNIA

Contract Purchase Agreement 3004813

Agreement	3004813
Agreement Date	07-JUL-2025
Revision	0
Agreement Amount	1,401,991.58 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
Vasko Electric Inc
4300 Astoria St

Sacramento, CA 95838
Phone: (916) 568-7700
Fax: (916) 568-7713
Email: vincel@vasko.com

Description of Labor, equipment and/or materials

THE SERVICES CALLED FOR UNDER CITY OF ROSEVILLE REQUEST FOR PROPOSAL #01-087 AND CONTRACTOR'S PROPOSAL THERETO TITLED VASKO ELECTRIC INC PROPOSAL: CITY OF ROSEVILLE RFP #01-087 (HEREINAFTER "PROPOSAL"). THE TERMS AND SCOPE OF WORK OF CITY OF ROSEVILLE REQUEST FOR PROPOSAL #01-087 AND CONTRACTOR'S PROPOSAL ARE HEREIN MADE PART OF THIS CONTRACT PURCHASE AGREEMENT AND FULLY INCORPORATED BY REFERENCE.

START DATE: EXECUTED AGREEMENT
END DATE: FINAL PAYMENT

PLEASE CONTACT ANDRE BARANOV AT 916-774-5342 OR BY EMAIL AT AJBARANOV@ROSEVILLE.CA.US FOR QUESTIONS REGARDING THIS AGREEMENT.

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
		Tiffany Valdez Phone **1-916-746-1109**

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

Contract Terms and Conditions

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless the City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent, or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided Contractor is given thirty (30) days written notice. City's termination shall be without further liability to City; however, Contractor shall be entitled to all costs reasonably incurred prior to the date of termination. Contractor acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All prevailing wages and fair employment practices must be adhered to. For prevailing wage contracts over $25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm. In compliance with Labor Code Section 1773.2, as may be amended from time to time, Contractor shall cause a copy of this website to be posted at each jobsite, as applicable.
10. Contractor agrees to the below insurance requirements:
    a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
    b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management

and the City Attorney.

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

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

d. Cancellation/Modification. Contractor shall provide thirty (30) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.

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

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

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

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

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

11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.
12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.
18. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.
19. Vehicles with a gross vehicle weight rating (GVWR) greater than 8,500 lbs. and light-duty package delivery vehicles operated in California may be subject to the California Air Resources Board (CARB) Advanced Clean Fleets regulations. Such vehicles may therefore be subject to requirements to reduce emissions and air pollutants. For more information, visit the CARB Advanced Clean Fleet webpage at https://ww2.arb.ca.gov/our-work/programs/advanced-clean-fleets.
20. Contractor/consultant's duties and services under this agreement shall not include preparing or assisting the public entity with any portion of the public entity's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with the public entity. The public entity entering this agreement shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this project. Contractor/consultant's participation in the planning, discussions, or drawing of project plans or specifications, if any, shall be limited to conceptual, preliminary, or initial plans or specifications. Contractor/consultant shall cooperate with the public entity to ensure that all bidders for a subsequent contract on any subsequent phase of this project have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by contractor pursuant to this agreement.
21. Contractor must submit all claims as defined in and in accordance with the claim

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

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

23. The Levine Act (Govt. Code, Section 84308) requires a Party (and its agent(s), if any) to a Proceeding before the City of Roseville that involves any action or consideration related to their contract, license, permit, or other entitlement for use, to disclose any campaign contributions made to City elected or appointed officers totaling more than $250 within the twelve (12) months prior to the City decision and while a proceeding is pending, and includes certain prohibitions on contribution activity thereafter. If applicable campaign contributions have been made by Contractor and/or its agent(s), Contractor is responsible for compliance, including for its disclosure obligations, if any, as further described at: https://www.roseville.ca.us/government/departments/city_clerk/transparency/levine_act.

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

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

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

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

Roseville Business License No. 00500658

Contractor License No. 471434

DIR Registration No. 1000002164

Check mark the applicable company type below:

X **Corporation**

_____ **Limited Liability Company**

_____ **Partnership**

_____ **Sole Proprietor**

City Reserves the right to withhold any payments to contractor in the event of noncompliance with insurance requirements or if required by law.
Construction T&C
REV 3/21/24 JS

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

General - Required Coverage/Documentation

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

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

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

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

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

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

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

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

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

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

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

Insurance Submission Process

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

How It Works

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

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

Asbestos-Containing Materials in City-Owned Buildings

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

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

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

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

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

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

Facilities Built Pre 1979 That May Contain Asbestos	Year Built
Downtown Library - 225 Taylor Street 95678	1974
Carnegie Museum - 557 Lincoln Street 95678	1912
Tower Theatre - 415 Vernon Street 95678	1940
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:

SEAL

SIGNATURE	Andrew Vasko
COMPANY NAME	VASKO ELECTRIC, INC. 4300 ASTORIA STREET SACRAMENTO, CA 95838
DATE	7/10/25

Asbestos
Rev 01/16/19

CALIFORNIA AIR RESOURCES BOARD REGULATION COMPLIANCE

Please indicate whether the Contractor is subject to, and/or in compliance with, the following regulations of the California Air Resources Board.

In-Use Off-Road Diesel-Fueled Fleets Regulation

1) Will vehicles subject to Cal. Code Regs., tit. 13, §§ 2449 et seq. be used for the project? This includes, but is not limited to:
   a) Vehicles with a diesel-fueled or alternative diesel fueled off-road compression-ignition engine with maximum power (max hp) of 25 horsepower (hp) or greater provided that the vehicle cannot be registered and driven safely on-road or was not designed to be driven on-road, even if it has been modified so that it can be driven safely on-road
   b) Workover rigs
   c) Certain two-engine vehicles

   Yes ____ **No** X
2) If you answered "Yes" to 1), you **must** submit a valid Certificate of Reported Compliance to the City as provided in Cal. Code Regs., tit. 13, § 2449(n).

Advanced Clean Fleets Regulation

Pursuant to Cal. Code Regs., tit. 13, § 2013(i)(1), the Contractor shall submit to the City a document evidencing that it is listed on the CARB Advanced Clean Fleets webpage as a compliant fleet **OR** a signed statement stating that it is not subject to the High Priority and Federal Fleets regulation of title 13, CCR section 2015 through 2015.6.

The High Priority Fleets regulation applies to, without limitation, entities with more than $50 million in gross annual revenues and/or which own, operate, or direct the operation of 50 or more vehicles in the total fleet.

1) Is the Contractor subject to the High Priority and Federal Fleets regulation of title 13, CCR section 2015 through 2015.6?

   Yes ____ **No** X
2) If you answered "Yes" to 1), you **must** submit a document evidencing that you are listed on the CARB Advanced Clean Fleets webpage as a compliant fleet.

Signature: Andrew Vokes

Title: VICE PRESIDENT

CARB Compliance
Rev 2/15/24 MC

SEAL

Supplier

Signature: 

Print Name: ANDREW VASKO

Title: VICE PRESIDENT

Date: 7/10/25

Supplier

Signature: _____

Print Name: _____

Title: _____

Date: _____

City of Roseville, A Municipal Corporation

Signature: _____

Print Name: **Dominick Casey**

Title: **City Manager**

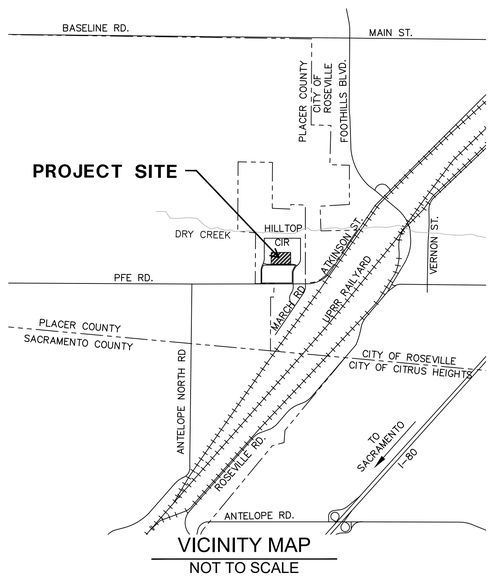
Date: _____

1 2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747

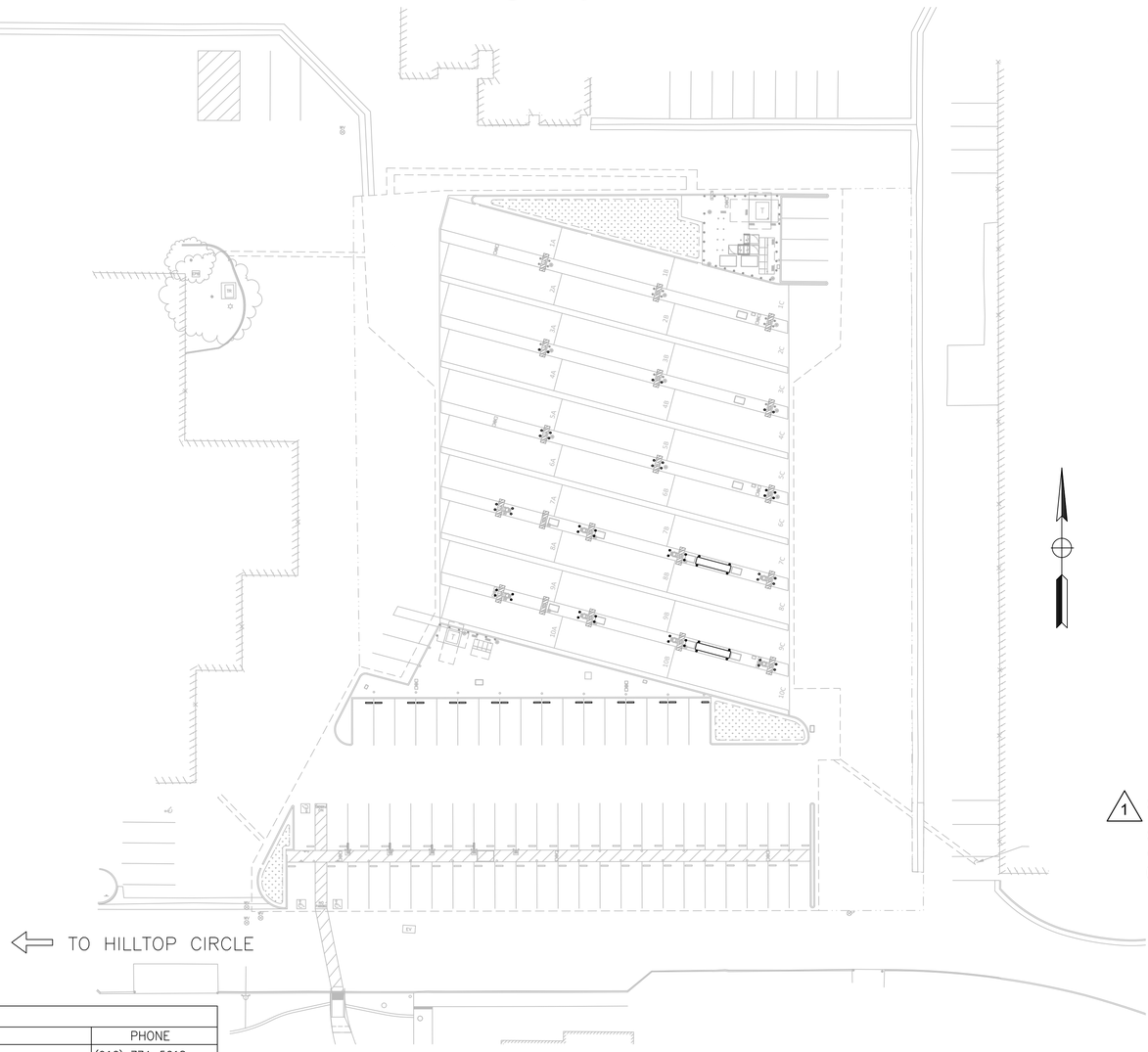
CITY OF ROSEVILLE CORPORATION YARD
ZERO EMISSION BUS DEPOT PHASE 2 PROJECT

1 CITY OF ROSEVILLE #700055

1 CITY PERMIT #BD25-0067



VICINITY MAP
NOT TO SCALE



PROJECT LOCATION MAP
1" = 30'

SHEET INDEX:

No.	NAME	DESCRIPTION
1	T-1	TITLE SHEET
2-3	G-1-2	GENERAL NOTES AND ABBREVIATIONS
4	L-1	SITE PLAN & SURVEY CONTROL
5	CD-1	CONSTRUCTION DETAILS
6	E0.01	ELECTRICAL SHEET INDEX, SYMBOL LIST, ABBREVIATIONS AND GENERAL NOTES
7	E1.02	PARTIAL SITE PLAN - ELECTRICAL REMODEL
2 8	E1.03	ENLARGED SITE PLAN - ELECTRICAL REMODEL
9	E2.01	ONE-LINE POWER DIAGRAM "MSBB" (BUS)
10	E2.02	PANEL SCHEDULES
11-14	E3.01-E3.04	"PCS" ELECTRICAL DETAILS
15-16	E4.01-E4.02	ELECTRICAL SPECIFICATIONS

LEGEND:

- SURVEY CONTROL POINT
- BOLLARD
- CLEANOUT
- ELECTRIC VAULT
- ELECTRIC PULL BOX
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- TRANSFORMER
- IRRIGATION CONTROL VALVE
- IRRIGATION VALVE
- SITE LIGHT
- POST INDICATOR VALVE
- STORM DRAIN MANHOLE
- SIGN
- SEWER MANHOLE
- AREA DRAIN
- TREE SYMBOL
- TREE DRIP LINE
- WATER VALVE

GENERAL NOTES:

1. IN ACCORDANCE WITH THE CITY'S NOISE ORDINANCE, THE HOURS OF PROJECT CONSTRUCTION SHALL BE LIMITED TO THE FOLLOWING: 7:00 A.M. TO 7:00 P.M. (MONDAY THROUGH FRIDAY) 8:00 A.M. TO 8:00 P.M. (SATURDAY, SUNDAY, AND HOLIDAYS).

2. 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.

3. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL HAVE THE EXISTING DRY UTILITIES POT HOLED FOR VERIFICATION OF LOCATION AND DEPTH. AT SUCH TIME, POT HOLE DATA SHALL BE PROVIDED TO THE ENGINEER FOR DETERMINATION OF ADEQUATE CLEARANCE AND SEPARATION.

1 BUILDING CODE APPLICABILITY :

THIS PROJECT IS SUBJECT TO THE FOLLOWING BUILDING DESIGN CODES:

CALIFORNIA BUILDING CODE 2022 WITH CITY OF ROSEVILLE BUILDING AND FIRE MUNICIPAL CODE AMENDMENTS (CBC)

1

UTILITY REPRESENTATIVES			
CONTACT	UTILITY	AGENCY	PHONE
JOEY MCKINNEY	ROSEVILLE ELECTRIC	CITY OF ROSEVILLE	(916) 774-5618
JASON RIZZI	ROSEVILLE FIRE DEPARTMENT	CITY OF ROSEVILLE	(916) 774-5823
SEAN BIGLEY	ENVIRONMENTAL UTILITIES, WATER	CITY OF ROSEVILLE	(916) 774-5750
DAN PRUDEN	ENVIRONMENTAL UTILITIES, SEWER	CITY OF ROSEVILLE	(916) 746-1891
JERRY DANKBAR	PUBLIC WORKS, DRAINAGE	CITY OF ROSEVILLE	(916) 746-5790
JOEL DE JONG	PARKS & RECREATION	CITY OF ROSEVILLE	(916) 223-7757
STEVE ABELIA/MARK DUBY	CABLE	COMCAST	(916) 830-6757
LARRY MONTGOMERY	CABLE & TELEPHONE	CONSOLIDATED COMMUNICATIONS	(916) 786-1217
KEVIN MEYERS	NATURAL GAS	PACIFIC GAS AND ELECTRIC	(916) 384-8092
ALEX SLABOSNITSKIY	TELECOMMUNICATIONS	WAVE BROADBAND	(916) 672-6853

CGBSC 5.408 - WASTE MANAGEMENT PLAN REQUIREMENTS :

1. PURSUANT TO CGBSC SECTION 5.408, CONTRACTOR TO PROVIDE A WASTE MANAGEMENT PLAN VIA EMAIL TO SCST@Roseville.ca.us OR BY FAX TO 916-774-5798 PRIOR TO ISSUANCE OF PERMIT. THE CONTRACTOR SHALL CALL 916-774-5780 IF SEEKING ASSISTANCE OR CLARITY IN PREPARING THE WASTE MANAGEMENT PLAN.

T-1

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PC1 COMMENTS	2/3/25	BW
2	PC2 COMMENTS	6/16/25	BW

BENCH MARK ELEV. _____

SEE INFORMATION FOR DATUMS ON SURVEY CONTROL SHEET.

FIELD BOOK

SCALE
HORIZ. _____
VERT. _____

CITY# 700055

CITY OF ROSEVILLE CALIFORNIA Public Works

PSOMAS
1075 Creekside Ridge Way, Suite 300 Roseville, CA 95678 (916) 788-8122

DESIGNED BY: DEBI HUYNH DATE 11/2024
CHECKED BY: BRIAN WRIGHT DATE 11/2024
DRAWN BY: REBECCA SLUTSKY DATE 11/2024

REGISTERED PROFESSIONAL ENGINEER BRIAN D. WRIGHT No. C59331 Exp. 6-30-25 CIVIL STATE OF CALIFORNIA

1 2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
CITY OF ROSEVILLE CORPORATION YARD
ZERO EMISSION BUS DEPOT PHASE 2 PROJECT
TITLE SHEET

SHEET 1 — OF — 16

Xrefs: ZEBD2-C-BORDER|Zero Emission Bus Depot-3B|V-TPG-HilltopBusDepotPh2|ZEBD-C-TOPO-ADDITIONS|ZEBD2-C-SITE|ZEBD-C-SITE|210228.21 E1.02 - Partial Site Plan - Electrical Remodel| x21028.21 bdr| xZEBD-C-SITE| JUBstamp| V-TPG-HilltopBusDepot
Images: cropped COR block logo.tif|Roseville_logo_4c_2016_PW-01.jpg|cropped COR block logo.tif|Roseville Corporation Yard.JPG|

Plotted: 06/16/2025 14:30:1. | Drawing: \\EgnyteDrive\Projects\ROS\6ROS013305\TRANSP\DESIGN\ROAD\SHEETS\Phase 2\01-ZEBD2-TITLE-SHEET.dwg | Layout: T-01 | By: rebecca.slutsky

STANDARD GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS, THE CITY OF ROSEVILLE STANDARD SPECIFICATIONS (LATEST EDITION), THE CITY OF ROSEVILLE DESIGN AND CONSTRUCTION STANDARDS.
2. THE CITY OF ROSEVILLE IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE-CALL SYSTEM. THE CONTRACTORS OR ANY SUBCONTRACTOR FOR THIS CONTRACT SHALL NOTIFY THE U.S.A. CENTER 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING 1-800-227-2600. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING SURFACE.
3. THE CONTRACTOR SHALL MARK IN WHITE PAINT ALL AREAS TO BE EXCAVATED PRIOR TO CONTACTING U.S.A. ANY AREAS NOT MARKED WILL NOT BE SUBJECT TO U.S.A., AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM EXCAVATION.
4. THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OF THE NEW IMPROVEMENTS CONNECTING TO OR IN THE VICINITY OF THE IMPROVEMENTS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS WITHIN THE CONSTRUCTION ZONE.
6. THE CONTRACTOR SHALL PLACE BOXED SURVEY MONUMENTS WITH 1-1/2" BRONZE HEAD SET IN CONCRETE (STD. DWG. ST-36) AT LOCATIONS TO BE DETERMINED BY THE ENGINEER.
7. AC SURFACE SHALL BE CUT TO A NEAT, STRAIGHT LINE PARALLEL OR PERPENDICULAR WITH THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. THE EXPOSED BASE MATERIAL SHALL BE GRADED, RE-COMPACTED, AND RESEALED PRIOR TO PAVING.
8. ANY EXISTING CONCRETE SURFACE TO BE REMOVED SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN THAT SHALL BE ACCEPTED BY THE ENGINEERING DIVISION OF PUBLIC WORKS BEFORE START OF WORK IN RIGHT-OF-WAY AND SHALL BE IN ACCORDANCE WITH CALIFORNIA MUTCD LATEST EDITION. AT LEAST ONE LANE IN EACH DIRECTION SHALL REMAIN OPEN TO TRAFFIC UNLESS OTHERWISE SHOWN ON THE PLANS. TRAFFIC CONTROL HOURS ARE SUBJECT TO LIMITATION BY THE CITY. TRAFFIC CONTROL WITH LANE CLOSURES THAT AFFECT TRAFFIC FLOW MAY REQUIRE NIGHT WORK. IF, AS A PART OF TRAFFIC CONTROL MEASURES, A ROADWAY CLOSURE HAS BEEN APPROVED, THE CONTRACTOR SHALL NOTIFY DEVELOPMENT SERVICES CONSTRUCTION INSPECTOR 72 HOURS IN ADVANCE OF SETTING UP THIS CLOSURE.
10. CURB RAMPS CONFORMING TO ALL ADA AND TITLE 24 REQUIREMENTS SHALL BE PLACED AT ALL NEW STANDARD CURB RETURNS (STANDARD DRAWING ST-27) AND STANDARD TYPE A-7 DRIVEWAYS. WHERE EXISTING RAMPS DO NOT MEET CURRENT ADA AND TITLE 24 REQUIREMENTS, THE RAMPS SHALL BE UPGRADED IN CONFORMANCE WITH MINIMUM TITLE 24 REQUIREMENTS. WHERE EXISTING RAMPS DO NOT INCLUDE DETECTABLE WARNING PANELS (TRUNCATED DOMES), PANELS SHALL BE RETROFITTED PER THE CONSTRUCTION STANDARDS.
11. DRAIN INLETS NOT WITHIN A PAVED AREA SHALL HAVE A 12" WIDE COLLAR OF 6" THICK P.C.C. OR 2" THICK AC
12. ALL UNDERGROUND UTILITIES WITHIN EXISTING OR PROPOSED CITY OF ROSEVILLE EASEMENTS SHALL REQUIRE A MINIMUM OF 90% COMPACTION ON THE TRENCH BACKFILL. COMPACTION OF BACKFILL BY JETTING IS NOT PERMITTED IN CITY OF ROSEVILLE RIGHT OF WAY AREAS OR WITHIN DEDICATED RECLAIMED WATER, STORM, SEWER OR WATER EASEMENTS AND MAINS.
13. PRIOR TO EXCAVATION OF TRENCHES 5 FEET OR DEEPER, THE CONTRACTOR SHALL SUBMIT TO THE PUBLIC WORKS DEPARTMENT OR ENVIRONMENTAL UTILITIES DEPARTMENT INSPECTOR A COPY OF THE COMPANY'S ANNUAL CALOSHA TRENCHING PERMIT AND A COPY OF THE COMPANY'S LETTER INFORMING CAL/OSHA OF THE TIME THE TRENCHING IS COMMENCING AND THE LOCATION OF THE WORK.
14. ALL PAINTED TRAFFIC STRIPES, ARROWS, AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED WITH THERMOPLASTIC MATERIAL TO THE SPECIFICATIONS SET FORTH IN CHAPTER 3 OF THE CALIFORNIA MUTCD LATEST EDITION. NON-REFLECTIVE PAVEMENT MARKERS SHALL CONSIST OF CERAMIC MARKERS ONLY CONFORMING TO CHAPTER 3 OF THE CALIFORNIA MUTCD LATEST EDITION.
15. THE CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT EXISTING SITE AND ADJACENT IMPROVEMENTS FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR MAKE REPLACEMENT OF ALL CRACKED AND OTHERWISE PRE-EXISTING DAMAGED PUBLIC IMPROVEMENTS ALONG THE FRONTAGE OF THE PROJECT SITE AND ANY DAMAGE RESULTING FROM CONSTRUCTION TO CURRENT CITY STANDARDS AND AT THEIR OWN EXPENSE. THE EXTENT OF THE REPAIRS SHALL BE DETERMINED BY THE PUBLIC WORKS INSPECTOR AND SHALL BE COMPLETED PRIOR TO THE CITY ACCEPTANCE OF THE IMPROVEMENTS.
16. WHERE COMBINATIONS OF SIDEWALK OR CURB AND GUTTER ARE POURED CONTIGUOUS TO EXISTING, ALL ADJOINING EXISTING CONCRETE VERTICAL FACES SHALL BE DOWELED. ALL ABUTTING SIDEWALK ENDS SHALL BE DOWELED MID-SECTION VERTICALLY WITH TWO DOWELS FOR FOUR THROUGH SIX-FOOT WIDE SIDEWALK AND THREE DOWELS FOR WIDER SIDEWALK. ABUTTING CURB AND GUTTER ENDS SHALL BE DOWELED TWICE, 18 INCHES APART AT GUTTER PAN MID-SECTION. DOWEL CONNECTIONS OF LONGITUDINAL RUNS OF SIDEWALK TO BACK OF CURB SHALL BE THREE FEET ON CENTER. ALL DOWELS SHALL BE 16 INCHES LONG, GRADE 60; #4 REBAR PENETRATING FOUR INCHES. THE DOWEL HOLE SHALL BE 5/8-INCH DIAMETER AT A SLIGHT HORIZONTAL ANGLE FROM PERPENDICULAR. THE PENETRATING PORTION OF THE DOWEL AND THE ENTIRE (CLEANED) VERTICAL SURFACE OF THE ADJOINING, EXISTING CONCRETE SHALL BE THOROUGHLY COATED WITH STATE STANDARD TWO-PART EPOXY.
17. THE TYPES, LOCATIONS AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
18. UTILITIES LOCATIONS ARE TAKEN FROM CITY AS-BUILT DRAWINGS AND FIELD REVIEWS. LOCATIONS OF THE GROUND FEATURES (MH, VALVES, ETC.) ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
19. ALL PUBLICLY MAINTAINED STORM DRAIN ON PRIVATE PROPERTY SHALL BE A MINIMUM OF 12 INCHES IN DIAMETER AND SHALL BE RCP CL IV, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

GENERAL NOTES:

1. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ENGINEER.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS NECESSARY TO PERFORM THE WORK SHOWN ON THESE PLANS FROM THE APPROPRIATE AGENCIES. REFER TO THE SPECIAL PROVISIONS FOR PERMITS NEEDED.
3. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.
4. IF ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED IN ACCORDANCE WITH SECTION 21-2E OF THE CITY OF ROSEVILLE CONSTRUCTION STANDARDS UNTIL A PROFESSIONAL ARCHEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.

AIR QUALITY NOTES:

1. CONSTRUCTION EQUIPMENT EXHAUST EMISSIONS SHALL NOT EXCEED PLACER COUNTY APCD RULE 202 VISIBLE EMISSION LIMITATIONS. OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS ARE TO BE IMMEDIATELY NOTIFIED BY APCD TO CEASE OPERATIONS AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS. (BASED ON APCD RULE 202)
2. THE CONTRACTOR SHALL SUSPEND ALL GRADING OPERATIONS WHEN FUGITIVE DUST EXCEEDS PLACER COUNTY APCD RULE 228 (FUGITIVE DUST) LIMITATIONS. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING AN INDIVIDUAL WHO IS CARB-CERTIFIED TO PERFORM VISIBLE EMISSIONS EVALUATIONS (VEE). THIS INDIVIDUAL SHALL EVALUATE COMPLIANCE WITH RULE 228 ON A WEEKLY BASIS. IT IS TO BE NOTED THAT FUGITIVE DUST IS NOT TO EXCEED 40% OPACITY AND NOT GO BEYOND THE PROPERTY BOUNDARY AT ANY TIME. LIME OR OTHER DRYING AGENTS UTILIZED TO DRY OUT WET GRADING AREAS SHALL NOT EXCEED PLACER COUNTY APCD RULE 228 FUGITIVE DUST LIMITATIONS. OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS WILL BE NOTIFIED BY APCD AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS. ALL PROJECTS IN EXCESS OF 5 ACRES SHALL HAVE AN APPROVED DUST CONTROL PLAN FROM THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT. (BASED ON APCD RULE 228)
3. DURING CONSTRUCTION, TRAFFIC SPEEDS ON ALL UNPAVED SURFACES SHALL BE LIMITED TO 15 MILES PER HOUR OR LESS. (BASED ON APCD RULE 228 / SECTION 401.2)
4. DURING CONSTRUCTION, NO OPEN BURNING OF REMOVED VEGETATION SHALL BE ALLOWED UNLESS PERMITTED BY THE PCAPCD. ALL REMOVED VEGETATIVE MATERIAL SHALL BE EITHER CHIPPED ON SITE OR TAKEN TO AN APPROPRIATE RECYCLING SITE, OR IF A SITE IS NOT AVAILABLE, A LICENSED DISPOSAL SITE. (BASED ON APCD RULE 310)
5. A PERSON SHALL NOT DISCHARGE INTO THE ATMOSPHERE VOLATILE ORGANIC COMPOUNDS (VOC'S) CAUSED BY THE USE OR MANUFACTURE OF CUTBACK OR EMULSIFIED ASPHALTS FOR PAVING, ROAD CONSTRUCTION OR ROAD MAINTENANCE, UNLESS SUCH MANUFACTURE OR USE COMPLIES WITH THE PROVISIONS RULE 217. (BASED ON APCD RULE 217).
6. 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 MAY BE 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. (BASED ON THE CALIFORNIA HEALTH & SAFETY CODE SECTION 39013)

DATUMS:

1. THE HORIZONTAL DATUM FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 (2011.00 EPOCH), CALIFORNIA STATE PLANE ZONE 2. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1955. THE HORIZONTAL AND VERTICAL DATUMS WERE ESTABLISHED FROM GPS OBSERVATIONS USING UNCALIBRATED REAL TIME NETWORK (RTN) METHODOLOGY. RTN DATA SUPPLIED BY CALIFORNIA SURVEY & DRAFTING SUPPLY USING THEIR VIRTUAL SURVEY NETWORK (VSN) SUBSCRIPTION SERVICE.

EROSION AND SEDIMENT CONTROL NOTES:

1. THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS INCORPORATED BY REFERENCE INTO THIS SET OF PLANS. THE SWPPP IS CONSIDERED A DYNAMIC DOCUMENT AND WILL CHANGE AS CONDITIONS WARRANT. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AS SHOWN ON THESE PLANS.
2. A COPY OF THE SWPPP SHALL BE KEPT AND AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS SPECIFIED IN THE SWPPP AND/OR AS DIRECTED BY CITY INSPECTOR.
4. NO GRADING OR TRENCHING, EXCEPT AS REQUIRED FOR EROSION OR SEDIMENT CONTROL, SHALL OCCUR WITHIN 35 FEET FROM THE CENTERLINE OF PERENNIAL AND INTERMITTENT DRAINAGE SWALES BETWEEN OCTOBER 15 AND APRIL 15 EXCEPT AS APPROVED BY THE DEPARTMENT OF FISH AND WILDLIFE.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE SWPPP.
6. THE CONTRACTOR SHALL ESTABLISH A SPECIFIC SITE WITHIN THE DEVELOPMENT FOR MAINTENANCE AND STORAGE OF EQUIPMENT OR ANY OTHER ACTIVITY THAT MAY ADVERSELY CONTRIBUTE TO THE QUALITY OF THE RUNOFF IN ACCORDANCE WITH THE SWPPP.

FIRE DEPARTMENT NOTES:

1. AN APPROVED PROJECT SIGN SHALL BE PLACED AT VEHICLE ACCESS POINTS INTO THE PROJECT DURING CONSTRUCTION TO ASSIST EMERGENCY RESPONDERS. THE SIGN SHALL IDENTIFY THE ADDRESS, AS APPROVED BY THE CITY OF ROSEVILLE. SUCH SIGNS SHALL BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROJECT.
2. PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT TO THE SITE, FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED TO WITHIN 150 FEET OF ALL STRUCTURES AND COMBUSTIBLE STORAGE PILES. FIRE APPARATUS ACCESS ROADS SHALL BE FULLY PAVED AND SHALL BE DESIGNED TO SUPPORT THE IMPOSED WEIGHT OF A FIRE APPARATUS (34 TONS GVW), UNLESS PRIOR APPROVAL IS OBTAINED FROM THE FIRE DEPARTMENT FOR TEMPORARY ACCESS ROADS. ACCESS ROADS SHALL BE PROVIDED WITH A MINIMUM 20-FOOT ROADWAY WIDTH AND 13 FOOT 6 INCH VERTICAL CLEARANCE.
3. PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT TO THE SITE, ANY REQUIRED ON-SITE FIRE HYDRANTS SHALL BE COMPLETED AND ACCEPTED BY THE ROSEVILLE FIRE DEPARTMENT.
4. CONSTRUCTION MATERIAL AND VEHICLES SHALL NOT OBSTRUCT FIRE APPARATUS ACCESS TO FIRE APPARATUS ROADS, FIRE HYDRANTS OR THE BUILDING.
5. BARRICADES SHALL BE PROVIDED TO PROTECT ANY NATURAL GAS METER, FIRE HYDRANT, FIRE DEPARTMENT CONTROL DEVICE, OR OTHER POSSIBLE PERTINENT EQUIPMENT OR DEVICES THAT MAY BE SUBJECT TO VEHICULAR DAMAGE.
6. PROVIDE AND MAINTAIN A MINIMUM 3-FOOT CLEAR SPACE AROUND FIRE PROTECTION EQUIPMENT
7. THE BURNING OF COMBUSTIBLE CONSTRUCTION MATERIALS AND TRASH IS PROHIBITED.
8. ASPHALT AND TAR KETTLES SHALL NOT BE LOCATED WITHIN 20 FEET OF ANY COMBUSTIBLE MATERIAL, COMBUSTIBLE BUILDING SURFACE OR BUILDING OPENING. AN ATTENDANT SHALL BE WITHIN 100 FEET OF A KETTLE WHEN THE HEAT SOURCE IS OPERATING. A MINIMUM OF ONE (1) 20B:C PORTABLE FIRE EXTINGUISHER SHALL BE LOCATED WITHIN 30 FEET OF THE KETTLE, AND ON THE ROOF DURING ASPHALT COATING OPERATIONS.
9. DRYWALL AND OTHER TEMPORARY HEATING DEVICES SHALL BE OF AN APPROVED TYPE, LOCATED AWAY FROM COMBUSTIBLE MATERIALS AND ATTENDED AND MAINTAINED AT ALL TIMES. HEATING DEVICES SHALL NOT BE OPERATED AFTER NORMAL WORKING HOURS WITHOUT BEING ATTENDED TO ON AN HOURLY BASIS.
10. CUTTING AND WELDING OPERATIONS SHALL CONFORM TO THE HOT WORK PROVISIONS OF CHAPTER 35 OF THE FIRE CODE. A FIRE WATCH SHALL BE PROVIDED DURING HOT-WORK ACTIVITIES AND SHALL CONTINUE FOR A MINIMUM OF 30 MINUTES AFTER THE CONCLUSION OF THE WORK.
11. IF SITE SURVEY OR EARTH MOVING WORK RESULTS IN THE DISCOVERY OF HAZARDOUS MATERIALS IN CONTAINERS, OR WHAT APPEARS TO BE HAZARDOUS WASTES RELEASED INTO THE GROUND, THE CONTRACTOR OR APPLICANT SHALL IMMEDIATELY REPORT THE FINDING TO THE ROSEVILLE FIRE DEPARTMENT VIA PHONE AT (916) 774-5800. ALL SUSPECTED AREAS SHALL BE MARKED OFF WITH APPROVED SIGNAGE OR CAUTION TAPE UNTIL SUCH TIME THAT A REPRESENTATIVE FROM THE FIRE DEPARTMENT DETERMINES WHETHER THE RELEASE IS REPORTABLE OR NOT AND IF SITE REMEDIATION IS REQUIRED.
12. FIRE SAFETY DURING CONSTRUCTION SHALL COMPLY WITH CHAPTER 33 OF THE CALIFORNIA FIRE CODE.
13. ADEQUATE RADIO COVERAGE SHALL BE PROVIDED WITHIN BUILDINGS FOR PUBLIC SAFETY AGENCIES, AS REQUIRED BY FIRE CODE.

G-1

REVISIONS NO.	DESCRIPTION	DATE	BY
1	PC1 COMMENTS	2/3/25	

BENCH MARK ELEV. _____

SEE INFORMATION FOR DATUMS ON SURVEY CONTROL SHEET.

FIELD BOOK

SCALE
HORIZ. _____
VERT. _____

CITY# 700055

CITY OF ROSEVILLE CALIFORNIA Public Works

PSOMAS
1075 Creekside Ridge Way, Suite 300 Roseville, CA 95678 (916) 788-8122

DESIGNED BY: DEBI HUYNH DATE 11/2024
CHECKED BY: BRIAN WRIGHT DATE 11/2024
DRAWN BY: REBECCA SLUTSKY DATE 11/2024

REGISTERED PROFESSIONAL ENGINEER — BRIAN S. WRIGHT — No. C59331 — Exp. 6-30-25 — CIVIL — STATE OF CALIFORNIA

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
CITY OF ROSEVILLE CORPORATION YARD
ZERO EMISSION BUS DEPOT PHASE 2 PROJECT
GENERAL NOTES AND ABBREVIATIONS

SHEET 2 — OF — 16

Xrefs: ZEBD2-C-BORDER
Images: cropped COR black logo.tif|Roseville_logo_4c_2016_PW-01.jpg

Plotted: 04/15/2025 20:28:44. | Drawing: J:\ROS\6ROS013305\TRANSP\DESIGN\ROAD\SHEETS\Phase 2\02-ZEBD2-GENERAL-NOTES.dwg | Layout: G-1 | By: rebecca.slutsky

FIRE DEPARTMENT NOTES (CONTINUED):

14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN OCCUPANCIES AND LOCATIONS AS SET FORTH IN THE CALIFORNIA FIRE CODE AND AS REQUIRED BY THE CHIEF. PROVIDE A MINIMUM OF ONE (1) PORTABLE FIRE EXTINGUISHER WITHIN EACH TENANT SPACE. THE MAXIMUM TRAVEL DISTANCE TO THE FIRE EXTINGUISHER SHALL NOT EXCEED 75–FEET. THE MINIMUM RATING CLASSIFICATION FOR THE EXTINGUISHER SHALL BE NOT LESS THAN 2A–10B:C. THE MAXIMUM TRAVEL DISTANCE FROM ANY POINT IN A LIGHT HAZARD AREA OF CLASS A HAZARDS SHALL NOT BE MORE THAN 75 FEET FROM A CLASS 2A–10B:C. FIRE EXTINGUISHER AND ONE EXTINGUISHER SHALL BE PROVIDED FOR EACH 6,000 SQUARE FEET. THE MAXIMUM TRAVEL DISTANCE FROM ANY POINT IN AN ORDINARY HAZARD OF CLASS A HAZARDS AREA SHALL NOT BE MORE THAN 75 FEET AND ONE EXTINGUISHER SHALL BE PROVIDED FOR EACH 3,000 SQUARE FEET. THE MAXIMUM TRAVEL DISTANCE TO CLASS B EXTINGUISHERS IS EITHER 30 FEET OR 50 FEET DEPENDING UPON THE SIZE OF THE EXTINGUISHER AND THE CLASSIFICATION OF THE HAZARD. REFER TO UFC STANDARD NO. 10–1 FOR COMPLETE REQUIREMENTS. ALL PORTABLE FIRE EXTINGUISHERS SHALL HAVE A SERVICE TAG AFFIXED TO THEM SHOWING THAT THE EXTINGUISHER HAS BEEN SERVICED BY A CALIFORNIA STATE LICENSED FIRE EXTINGUISHER CONCERN. ALL FIRE EXTINGUISHERS SHALL BE ATTACHED TO A BRACKET OR WITHIN AN APPROVED CABINET. MAXIMUM DISTANCE FROM THE FLOOR SHALL NOT EXCEED 54–INCHES. SIGNAGE SHALL BE POSTED ABOVE THE EXTINGUISHER AND SHALL READ FIRE EXTINGUISHER.

15. THE REQUIRED MINIMUM FIRE FLOW FOR THE PROTECTION OF THE PROPOSED PROJECT IS ____ GALLONS PER MINUTE WITH 20 POUNDS PER SQUARE INCH RESIDUAL WATER PRESSURE REMAINING IN THE SYSTEM. A CHANGE IN ANY OF THE CONDITIONS MAY INCREASE THE REQUIRED FIRE FLOW.

16. ALL UNDERGROUND FIRE LINE SHALL BE HYDRAULICALLY PRESSURED AT 200 PSI FOR TWO–HOURS PER THE NFPA STANDARD FOR UNDERGROUND FIRE WATER LINE. AN INSPECTION SHALL BE REQUIRED TO WITNESS THE TEST WITH A SUBSEQUENT INSPECTION AFTER THE TWO–HOUR DURATION HAS EXPIRED.

17. TEMPORARY USE OF ON–SITE GENERATORS WITH OVER 60 GALLONS OF DIESEL FUEL SHALL REQUIRE A FIRE DEPARTMENT PERMIT AND MUST MEET THE REQUIREMENTS OF THE CHAPTER 6.95 OF THE HEALTH AND SAFETY CODE, THE ROSEVILLE FIRE DEPARTMENT AND THE NATIONAL FIRE CODES. CONTACT THE FIRE DEPARTMENT AT 916–774–5800 TO INITIATE THE PERMIT APPLICATION.

18. SECTION 10.6.2 OF NFPA 24 HAS BEEN AMENDED NOT TO ALLOW MECHANICAL JOINTS UNDER BUILDINGS. SEE CHAPTER 80 OF THE CALIFORNIA FIRE CODE, PAGE 519. PROVIDE DETAIL OF THE PROPOSED RISER AND UNDERGROUND DETAIL TO THE PAD.

19. CIVIL IMPROVEMENT PLANS SHALL BE RESUBMITTED IF IT HAS BEEN DETERMINED BY THE APPLICANT THAT AN ON–SITE FIRE PUMP WILL BE REQUIRED AS THE RESULT OF SUPPLYING 100 PSI RESIDUAL PRESSURE AT THE STANDPIPE ROOF OUTLET ACCORDANCE WITH NFPA 14, STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS.

20. THE SUBMITTED PRIVATE UNDERGROUND FIRE LINE SHALL BE REVIEWED AND APPROVED BY THE ENVIRONMENTAL UTILITIES DEPARTMENT (EUD) IN CONJUNCTION WITH THE FIRE DEPARTMENT (RFD) PRIOR TO REQUESTING FOR THE REQUIRED INSPECTION FROM THE RFD. THE FIRE SPRINKLER PLANS WILL NOT BE APPROVED BY THE RFD UNTIL THE UNDERGROUND SERVICE LATERAL HAS BEEN INSPECTED AND ACCEPTED BY THE RFD.

21. ALL PROPOSED BURIED BOLTS SHALL BE COATED WITH A LISTED PRODUCT SUCH AS CHRISTY'S HD–50.

22. ACCORDING TO NFPA 13, 6.3.1.1.1, THE UNDERGROUND FIRE LINE CANNOT EXTEND INTO THE BUILDING FURTHER THAN 24 INCHES.

23. AN 18 AWG MINIMUM GAUGE TRACER WIRE SHALL BE INSTALLED ALONG ALL NON–METALLIC UNDERGROUND PIPING IN ACCORDANCE WITH SECTION 604 OF THE CALIFORNIA PLUMBING CODE. NOTATIONS SHALL BE MADE ON THE RESUBMITTAL.

24. FIRE DEPARTMENT CONNECTION(S) SHALL BE WITHIN 2–FEET OF BACK OF CURB OR BACK OF WALKWAY, AND SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.

25. ALL FIRE DEPARTMENT CONNECTIONS SHALL BE LABELED WITH THE APPROPRIATE ADDRESS.

26. MECHANICAL JOINTS SHALL BE INSTALLED AT AREAS NOTED PER THE EBBA THRUST RESTRAINT DESIGN PROGRAM SPECIFICATIONS.

27. CONDUITS SHALL BE INSTALL AND AVAILABLE FOR FUTURE MONITORING OF ALL FIRE PROTECTION DEVICES.

28. ALL WORK SHALL BE INSPECTED BY THE FIRE DEPARTMENT PRIOR TO INSTALLING GROUND MATERIALS.

29. TO SCHEDULE A FIRE DEPARTMENT INSPECTION FOR ANY ON–SITE WORK, FOLLOW THE DIRECTIONS USING THE CITY OF ROSEVILLE CITIZEN PORTAL AT PERMITSONLINE.ROSEVILLE.CA.US.

GRADING NOTES:

1. GRADING SHALL CONFORM TO APPENDIX CHAPTER 33 UBC, LATEST EDITION, AND TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT BY CRAWFORD & ASSOCIATES, INC.

2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS SPECIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT OR AS DETERMINED BY THE CITY INSPECTOR. THE SWPPP IS CONSIDERED A DYNAMIC DOCUMENT AND WILL CHANGE AS CONDITIONS WARRANT. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AS SHOWN ON THE SWPPP PLAN.

3. ALL REAR LOT CORNER ELEVATIONS SHALL BE EQUAL TO OR GREATER THAN THE HIGHEST ADJACENT PAD GRADE UNLESS SPECIFICALLY SHOWN ON THESE PLANS AND APPROVED BY ENGINEERING DIVISION.

4. NON–POTABLE WATER SHALL BE SPRAYED ON ALL EXPOSED EARTH SURFACES DURING CLEARING GRADING, EARTH MOVING, AND OTHER SITE PREPARATION ACTIVITIES. THE EXPOSED EARTH SHALL BE WATERED THROUGHOUT THE DAY TO MINIMIZE DUST.

5. TARPAULINS OR OTHER EFFECTIVE COVERS SHALL BE USED ON ALL STOCKPILED EARTH MATERIAL AND ON HAUL TRUCKS TO MINIMIZE DUST.

6. THE CITY SHALL HAVE THE AUTHORITY TO STOP ALL GRADING OPERATIONS, IF, IN OPINION OF CITY STAFF, INADEQUATE DUST CONTROL MEASURES ARE BEING PRACTICED OR EXCESSIVE WIND CONDITIONS CONTRIBUTE TO FUGITIVE DUST EMISSIONS.

7. ADJACENT STREET FRONTAGES SHALL BE SWEPT AT LEAST ONCE A DAY TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES. REFER TO SCHEDULES WITHIN SWPPP.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. REFER TO SWPPP FOR SPECIFIC REQUIRMENTS.

9. CONSTRUCTION SHALL STOP IF CULTURAL RESOURCES ARE SUSPECTED. IT IS POSSIBLE THAT PREVIOUS ACTIVITIES HAVE OBSCURED SURFACE EVIDENCE OF CULTURAL RESOURCES. IF SIGNS OF AN ARCHEOLOGICAL SITE, SUCH AS ANY UNUSUAL AMOUNTS OF STONE, BONE, OR SHELL, ARE UNCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL BE HALTED WITHIN 100 FEET OF THE FIND AND THE ROSEVILLE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON–SITE EVALUATION. THE ARCHEOLOGIST MAY REQUIRE ADDITIONAL MITIGATION.

10. SHOULD GRADING OPERATIONS UNCOVER HAZARDOUS MATERIALS, OR WHAT APPEARS TO BE HAZARDOUS MATERIALS, THE FIRE DEPARTMENT SHALL BE CONTACTED IMMEDIATELY AT (916) 774–5820. THE AREA, WHICH CONTAINS THE HAZARDOUS MATERIALS, SHALL BE MARKED OFF UNTIL AN INVESTIGATION BY A MEMBER OF THE FIRE DEPARTMENT IS CONDUCTED.

11. THE CONTRACTOR/DEVELOPER IS EXPECTED TO COMPLY WITH THE FUGITIVE DUST CONTROL REQUIREMENTS FROM THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT: WWW.PLACER.CA.GOV/APCD

12. CONTAMINATED SOIL – DEVELOPER AGREES TO PROPERLY ADHERE TO ALL THEN CURRENT STATE AND FEDERAL REQUIREMENTS WHEN ANY EVIDENCE OF TOXIC, HAZARDOUS OR CONTAMINATED SOILS ARE ENCOUNTERED DURING ANY AND ALL EXCAVATION OR GRADING OPERATIONS, AND TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OR ROSEVILLE, ITS OFFICERS, AGENTS AND EMPLOYEES, FROM ANY AND ALL LIABILITY, COSTS, CLAIMS, FEES, FINES, PENALTIES AND CLAIMS OF OR DAMAGE OF ANY TYPE WHATSOEVER. EXTRA COSTS FOR REMEDIATION AND/OR REMOVAL OF SOIL SHALL BE BOURN SOLELY BY THE DEVELOPER. THE PARTIES INTEND THAT THIS PROVISION BE BROADLY CONSTRUED.

SURVEY CONTROL NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO MAP EXISTING TOPOGRAPHY AND PLANIMETRICS AT BUS DEPOT OFF OF HILLTOP CIRCLE. AS SPECIFIED BY PSOMAS TRANSPORTATION DEPARTMENT FOR THE ZERO EMISSION BUS DEPOT PROJECT

2. THE TOPOGRAPHY SHOWN HEREIN IS BASED ON A GROUND SURVEY COMPLETED JANUARY 15,2021.

3. UTILITIES SHOWN HEREON HAVE BEEN LOCATED AND DRAWN BASED ON VISIBLE SURFACE EVIDENCE ONLY, AND MUS TBE VERIFIED PRIOR TO CONSTRUCTION. THIS DOES NOT CONSTITUTE OF A UTILITY SURVEY.

4. THIS DOES NOT CONSTITUTE OF A TREE SURVEY, TREES AND DRIPLINES SHOWN HEREON HAVE BEEN LOCATED BASED ON VISIBLE SURFACE EVIDENCE ONLY. TREE SPECIES AND SIZES HAVE NOT BEEN VERIFIED BY A CERTIFIED ARBORIST.

STRIPING NOTES:

1. CONTRACTOR SHALL REMOVE ALL EXISTING NON–CONFORMING STRIPING (BY GRINDING) AND PAVEMENT MARKERS AND ALL EXISTING STRIPING THAT CONFLICTS WITH THE PROPOSED STRIPING. REMOVAL SHALL INCLUDE ALL TEMPORARY TRAFFIC STRIPES AND MARKINGS.

2. ALL PERMANENT PAINTED TRAFFIC STRIPES, ARROWS, AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED WITH THERMOPLASTIC MATERIAL TO THE SPECIFICATIONS SET FORTH IN CHAPTER 3 OF THE LATEST EDITION OF THE CALIFORNIA MUTCD. NON–REFLECTIVE PAVEMENT MARKERS SHALL CONSIST OF CERAMIC MARKERS ONLY CONFORMING TO CHAPTER 3 OF THE LATEST EDITION OF THE CALIFORNIA MUTCD. THERMOPLASTIC MATERIAL SHALL BE APPLIED ONLY WHEN THE PAVEMENT SURFACE TEMPERATURE IS ABOVE 60 DEGREES FAHRENHEIT.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING AND STRIPING AS REQUIRED BY THE MUTCD AND MUTCD CALIFORNIA SUPPLEMENT TO DELINEATE CONSTRUCTION HAZARDS AT HIS/HER EXPENSE.

TREE PRESERVATION NOTES:

1. GRADING AROUND TREES TO BE LIMITED TO OUTSIDE THE DRIPLINE. ANY TREE WELL GRADED SHOULD BE DRAINED TO SOME OUTFALL OR SWALE.

2. THE FOLLOWING CONDITIONS SHALL APPLY TO ENSURE THE PRESERVATION OF TREES:

   2.1. EACH TREE OR GROUP OF TREES TO BE SAVED SHALL BE FENCED BY A CHAIN–LINK FENCE OR TEMPORARY FENCE DESIGNATED IN THE SPECIFICATION PRIOR TO ANY GRADING OR MOVEMENT OF HEAVY EQUIPMENT OR ISSUANCE OF ANY PERMITS.
   2.2. FENCING SHALL BE LOCATED ONE FOOT (1') OUTSIDE THE DRIPLINE OF THE TREE OR TREES.
   2.3. SIGNS SHALL BE POSTED ON ALL SIDES OF SAID FENCES STATING:

   WARNING:
   THIS FENCE SHALL NOT BE REMOVED
   OR RELOCATED WITHOUT WRITTEN
   AUTHORIZATION FROM THE
   PLANING DEPARTMENT

3. THE GRADING PLAN FOR THE PROJECT HAS BEEN DESIGNED FOR NO GRADING TO OCCUR WITHIN THE DRIPLINE OF ANY OAK TREE UNLESS SPECIFICALLY APPROVED BY PLANNING DEPARTMENT AND SHOWN ON THESE PLANS. NO GRADES SHALL BE MODIFIED WITHOUT THE APPROVAL OF THE CIVIL ENGINEER AND THE CITY OF ROSEVILLE.

4. NO TRENCHING SHALL OCCUR BENEATH THE DRIPLINE OF ANY OAK TREE TO BE SAVED UNLESS STATED ON THESE PLANS "TRENCHING UNDER THIS TREE IS APPROVED".

5. PARKING OF VEHICLES AND EQUIPMENT OR STORAGE OF MATERIALS UNDER THE DRIPLINE OF TREES SHALL NOT OCCUR AT ANY TIME.

ABBREVIATIONS:

AB	AGGREGATE BASE
AS	AGGREGATE SUBBASE
AP	ANGLE POINT
AC	ASPHALT CONCRETE
BOW	BACK OF WALK
BOT	BOTTOM
BFP	BACKFLOW PREVENTER
CTSPD	CALTRANS STANDARD PLAN DETAIL
CIP	CAST IN PLACE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
C&G	CURB & GUTTER
C, G & SW	CURB, GUTTER AND SIDEWALK
DDCV	DOUBLE DETECTOR CHECK VALVE
DIA	DIAMETER
DWT	DETECTABLE WARNING SURFACE
DBL	DOUBLE
EAS	EASEMENT
ES	EDGE OF SHOULDER
EC	END HORIZONTAL CURVE
EVCS	ELECTRIC VEHICLE CHARGING STATION
EP	EDGE OF PAVEMENT
EL	ELEVATION
(E)	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
ASPH	EXISTING ASPHALT CONCRETE
GTD	GRADE TO DRAIN
GR	GRATE
HP	HIGH POINT
HMA	HOT MIX ASPHALT
INV	INVERT
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY
LT	LEFT
LP	LOW POINT
ME	MATCH EXISTING
PCC	PORTLAND CEMENT CONCRETE
OG	ORIGINAL GROUND
PP	POWER POLE
PG	PROPOSED GRADE
PIV	POST INDICATOR VALVE
R/W	RIGHT OF WAY
RW	RETAINING WALL
SED	SEE ELECTRICAL DRAWING
STA	STATION
STD	STANDARD
SWPPP	STORM WATER POLLUTION PREVENTION PLAN
RT	RIGHT
TOC	TOP OF CONCRETE
TOP	TOP OF PAVEMENT
VC	VERTICAL CURVE

G-2

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PC1 COMMENTS	2/3/25	

BENCH MARK ELEV. _____

SEE INFORMATION FOR DATUMS ON SURVEY CONTROL SHEET.

FIELD BOOK

SCALE
HORIZ. _____
VERT. _____

CITY# 700055

CITY OF ROSEVILLE CALIFORNIA Public Works

PSOMAS
1075 Creekside Ridge Way, Suite 300 Roseville, CA 95678 (916) 788–8122

DESIGNED BY: DEBI HUYNH DATE 11/2024
CHECKED BY: BRIAN WRIGHT DATE 11/2024
DRAWN BY: REBECCA SLUTSKY DATE 11/2024

REGISTERED PROFESSIONAL ENGINEER — BRIAN C. WRIGHT — No. C59331 — Exp. 6–30–25 — CIVIL — STATE OF CALIFORNIA

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
CITY OF ROSEVILLE CORPORATION YARD
ZERO EMISSION BUS DEPOT PHASE 2 PROJECT
GENERAL NOTES AND ABBREVIATIONS

SHEET 3 — OF — 16

Xrefs: ZEBD2–C–BORDER
Images: cropped COR black logo.tif|Roseville_logo_4c_2016_PW–01.jpg|

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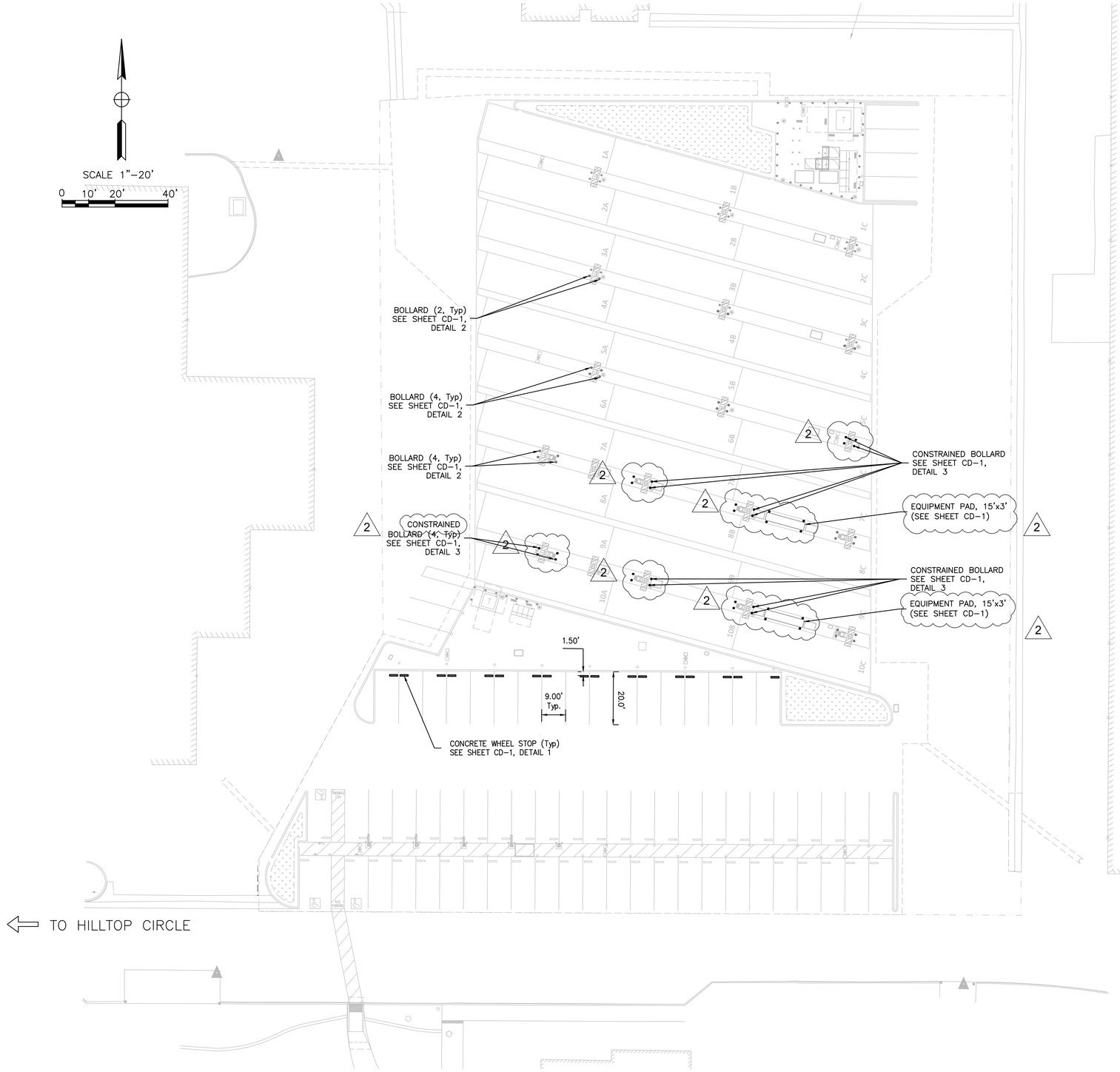

NOTES:

1. THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OF THE NEW IMPROVEMENTS CONNECTING TO OR IN THE VICINITY OF THE IMPROVEMENTS.
2. CONTRACTOR SHOULD USE EXTREME CARE WHEN EXCAVATING FOOTING FOR BOLLARDS AND EQUIPMENT. HAND DIGGING OR EXCAVATION USING VACUUM TECHNIQUES MAY BE REQUIRED.
3. FINAL DETERMINATION OF FOOTING TYPE FOR BOLLARDS WILL DEPEND ON EXACT LOCATION OF UNDERGROUND CONDUITS AND OTHER CONSTRAINTS.

PARKING STALL COUNT	
BUS TRANSIT SPACES	30
BUS CHARGING DISPENSERS	15
EXISTING LIGHT DUTY SPACES	45
LIGHT DUTY SPACES TO REMAIN	3
NEW LIGHT DUTY SPACES	65
NON-EV LIGHT DUTY SPACES	0
LIGHT DUTY EV SPACES	72
LIGHT DUTY EV DISPENSERS	25
TOTAL LIGHT DUTY SPACES	72

ACCESSIBLE STALL COUNT	
ACCESSIBLE STALLS WITH EVCS	1
REGULAR ACCESSIBLE STALLS	2
VAN ACCESSIBLE STALLS	1
TOTAL ACCESSIBLE STALLS	3

THE FOLLOWING PROFESSIONAL LAND SURVEYOR ATTESTS TO THE ACCURACY OF THE SURVEY CONTROL DATA PROVIDED ON THIS SHEET.

DATUMS

THE HORIZONTAL DATUM FOR THIS PROJECT IS THE NORTH AMERICAN DATUM OF 1983 (2011.00 EPOCH), CALIFORNIA STATE PLANE ZONE 2. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE HORIZONTAL AND VERTICAL DATUMS WERE ESTABLISHED FROM GPS OBSERVATIONS USING UNCALIBRATED REAL TIME NETWORK (RTN) METHODOLOGY. RTN DATA SUPPLIED BY CALIFORNIA SURVEY & DRAFTING SUPPLY USING THEIR VIRTUAL SURVEY NETWORK (VSN) SUBSCRIPTION SERVICE.

SURVEY CONTROL TABLE:

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1000	2028607.73	6756269.33	140.26	CUT X CONC
1001	2028607.85	6756551.34	138.42	CUT X CONC
1002	2028785.34	6756426.03	142.19	1/2" REBAR W/ PSO CAP
1003	2028916.53	6756287.88	137.82	MAG NAIL W/ PSO WASHER

L-1

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PC1 COMMENTS	2/3/25	BW
2	PC2 COMMENTS	6/16/25	BW

BENCH MARK ELEV. _____

SEE INFORMATION FOR DATUMS ON SURVEY CONTROL SHEET.

FIELD BOOK

SCALE
HORIZ. 1"=20'
VERT. _____

CITY# 700055

CITY OF ROSEVILLE CALIFORNIA Public Works

PSOMAS
1075 Creekside Ridge Way, Suite 300 Roseville, CA 95678 (916) 788-8122

DESIGNED BY: DEBI HUYNH DATE 11/2024
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2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
CITY OF ROSEVILLE CORPORATION YARD
ZERO EMISSION BUS DEPOT PHASE 2 PROJECT
SITE PLAN AND SURVEY CONTROL

SHEET 4 — OF — 16

Xrefs: ZEBD2-C-BORDER(ZEBD-C-TOPO-ADDITIONS)-TPC-HilltopBusDepotPh2_DEMO(ZEBD-C-SITE(ZEBD2-C-SITE
Images: Justin.PNG|Justin Lambert.png|cropped COR black logo.tif|Roseville_logo_4c_2016_PW_01.jpg

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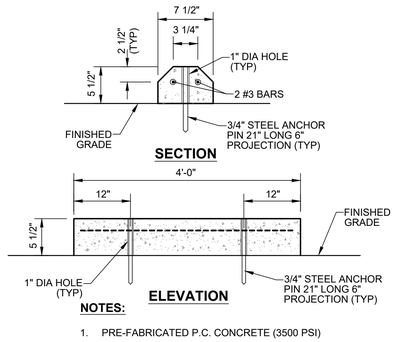
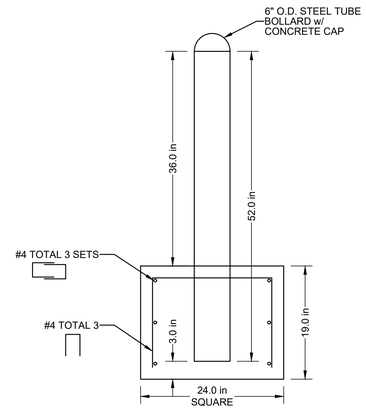


1 CONCRETE WHEEL STOP
NOT TO SCALE



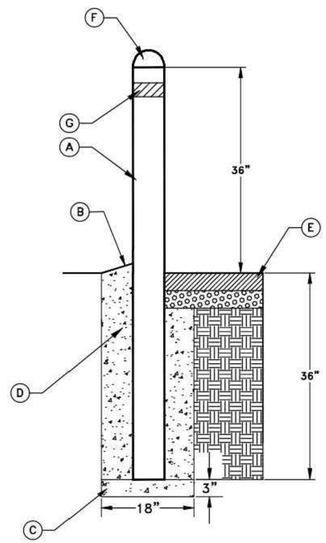
3 CONSTRAINED BOLLARD FOOTING
NOT TO SCALE

LEGEND

A. 6" O.D. 1/4" WALL STEEL TUBE WITH CONCRETE CAP.
B. SLOPE CONCRETE BASE IN LANDSCAPE AREAS.
C. REST ON 3" DOBIES.
D. CONCRETE FOOTING.
E. AC PAVING OR CONCRETE PER PAVING PLAN.
F. CONCRETE CAP.
G. PLACE 2" WHITE REFLECTIVE TAPE.

NOTES

1. ALL TUBING SHALL BE BLACK STEEL PIPE.
2. ALL PARTS SHALL BE PAINTED WITH TWO COATS ZINC CHROMATE PRIMER AND TWO COATS EXTERIOR ENAMEL. COLOR: SAFETY YELLOW GLOSS.
3. CONCRETE SHALL BE "MINOR CONCRETE" AS DEFINED IN SECTION 71-5B OF THESE STANDARDS.



MARC STOUT
CITY ENGINEER

CITY OF ROSEVILLE CALIFORNIA — DEVELOPMENT SERVICES DEPARTMENT

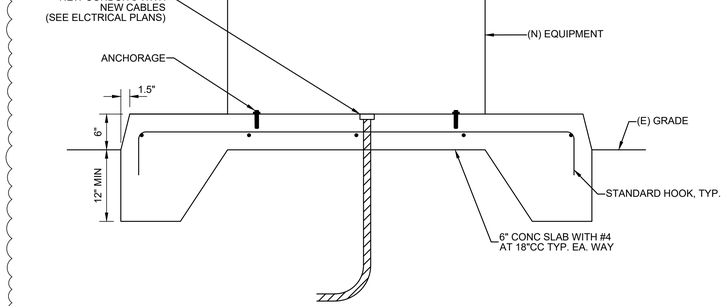
FIXED BOLLARD

SCALE: NONE
REVISED: JANUARY 1, 2020
DRAWN BY: R MEDINA
APPROVED BY: MARC STOUT

ST-38A

2 BOLLARD
NOT TO SCALE

2



4 TYPICAL EQUIPMENT PAD DETAIL
NOT TO SCALE

CD-1

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PC1 COMMENTS	2/3/25	BW
2	PC2 COMMENTS	6/16/25	BW

BENCH MARK ELEV. _____

SEE INFORMATION FOR DATUMS ON SURVEY CONTROL SHEET.

FIELD BOOK

SCALE
HORIZ. N/A
VERT. _____

CITY# 700055

CITY OF ROSEVILLE CALIFORNIA Public Works

P S O M A S
1075 Creekside Ridge Way, Suite 300 Roseville, CA 95678 (916) 788-8122

DESIGNED BY: DEBI HUYNH DATE 11/2024
CHECKED BY: BRIAN WRIGHT DATE 11/2024
DRAWN BY: REBECCA SLUTSKY DATE 11/2024

REGISTERED PROFESSIONAL ENGINEER — BRIAN S. WRIGHT — No. C59331 — Exp. 6-30-25 — CIVIL — STATE OF CALIFORNIA

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
CITY OF ROSEVILLE CORPORATION YARD
ZERO EMISSION BUS DEPOT PHASE 2 PROJECT
CONSTRUCTION DETAILS

SHEET 5 — OF — 16

Xrefs: ZEBD2-C-BORDER(ZEBD-C-TOPO-ADDITIONS)V-TPC-HilltopBusDepotPh2_DEMO(ZEBD-C-SITE(ZEBD2-C-SITE images: ST_38A.jpg(cropped COR black logo.tif(Roseville_logo_4c_2016_PW-01.jpg)

Plotted: 06/16/2025 16:52:2. | Drawing: \\EgnyteDrive\Projects\ROS\6ROS013305\TRANSP\DESIGN\ROAD\SHEETS\Phase 2\04-ZEBD2-CONSTRUCTION-DETAILS.dwg | Layout: CD-1 | By: justus.horse

ABBREVIATIONS

A	AMPERES
AC	ALTERNATING CURRENT
A.F.F.	ABOVE FINISHED FLOOR
A.I.C.	AMPERE INTERRUPTING CAPACITY
AMP	AMPERE
AWG	AMERICAN WIRE GAUGE
BKR	BREAKER
C.	CONDUIT
C.B.	CIRCUIT BREAKER
CD	CANDELA
CKT	CIRCUIT
C.O.	CONDUIT ONLY, WITH PULL WIRE
C.T.	CURRENT TRANSFORMER
DC	DIRECT CURRENT
(E)	EXISTING
EL	EVENING LIGHT
EM	EMERGENCY
(ER)	EXISTING RELOCATED
EMT	ELECTRICAL METALLIC CONDUIT
EVD	ELECTRIC VEHICLE DISPENSER
EVCS	ELECTRIC VEHICLE CHARGING STATION
(F)	FUTURE
FACP	FIRE ALARM CONTROL PANEL
FAPS	FIRE ALARM POWER SUPPLY
FATC	FIRE ALARM TERMINAL CABINET
GA.	GAUGE
GND	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
HP	HORSEPOWER
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HZ.	HERTZ (CYCLES/SEC)
Isc	SHORT CIRCUIT CURRENT (AMPS)
ISO	ISOLATED
K	THOUSAND
KV	KILO VOLT
KVA	KILO VOLT AMPERE
KW	KILO WATT
KWH	KILO WATT HOUR
LT.	LIGHT
LV	LOW VOLTAGE
MAX.	MAXIMUM
MDF	MAIN DISTRIBUTION FRAME
MFR.	MANUFACTURER
MIN.	MINIMUM
MTD.	MOUNTED
N	NEUTRAL
(N)	NEW
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
N.I.C.	NOT IN CONTRACT
NL	NIGHT LIGHT
NM	NON-METALLIC CABLE
PCS	POWER CHARGING SYSTEM
PFB	PROVISIONS FOR FUTURE CIRCUIT BREAKER
PH	PHASE
(R)	REMOVE
(RE)	RELOCATE EXISTING
RCPT.	RECEPTACLE
RSVL	ROSEVILLE
S.M.S	SHEET METAL SCREW
SWBD	SWITCHBOARD
SYS	SYSTEM
TV	TELEVISION
TYP.	TYPICAL
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
UG	UNDERGROUND
UGPB	UNDERGROUND PULLBOX
UL	UNDERWRITERS LABORATORY
UNO /	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
UP	UNDERGROUND PRIMARY VAULT
USEC	UNDERGROUND SECONDARY VAULT
V	VOLT(AGE)(S)
VA	VOLT-AMPERES
W	WIRE, WATT
WP	WEATHER PROTECTED
WR	WEATHER RESISTANT
XFMR	TRANSFORMER

ELECTRICAL SYMBOL LIST

X ABC-#: ONE-ARM BRACKET LUMINAIRE, WITH POLE AND BASE. (LETTER "X" INDICATES TYPE, "a" DENOTES SWITCH FUNCTION, "ABC-#" INDICATES PANEL AND CIRCUIT NUMBER - TYPICAL FOR ALL LUMINAIRES UNLESS NOTED OTHERWISE).

TWO-ARM BRACKET LUMINAIRE, 180 DEGREE ANGLE, WITH POLE AND BASE

+XX" ABC-#: DUPLEX CONVENIENCE OUTLET - NEMA 5-20R +18" AFF TYPICAL FOR ALL CONVENIENCE OUTLETS, UNLESS NOTED OTHERWISE (OUTLETS ABOVE COUNTER MOUNTED HORIZONTALLY AT +44" AFF UNO, TV OUTLETS AT +72" AFF UNO, "+XX" INDICATES MOUNTING HEIGHT OTHER THAN 18", "ABC-#" INDICATES PANEL AND CIRCUIT NUMBER - TYPICAL FOR ALL OUTLETS UNLESS NOTED OTHERWISE).

CONDUIT RUN CONCEALED IN CEILINGS OR WALLS. NUMBER OF HASH MARKS DENOTES QUANTITY OF WIRES. CURVED HASH MARK DENOTES QUANTITY OF #12 GREEN GROUND WIRES. CONDUCTORS OTHER THAN #12 ARE INDICATED ON PLANS. NO HASH MARKS DENOTES 2 #12 AWG AND 1 #12 GREEN GROUND IN 1/2" CONDUIT. TYPICAL FOR ALL CONDUITS.

CONDUIT RUN UNDERFLOOR OR UNDERGROUND MINIMUM 1" DIAMETER.

CONDUIT HOMERUN TO PANELBOARD, SWITCHBOARD OR TERMINAL CABINET

CONDUIT WITH CAP

CONDUIT STUB WITH INSULATED BUSHING

CONDUIT TURNED AND RISED UP

CONDUIT TURNED AND DROPPED DOWN

EXISTING CONDUIT RUN CONCEALED IN CEILINGS OR WALLS. NUMBER OF HASH MARKS DENOTES QUANTITY OF EXISTING WIRES. CURVED HASH MARK DENOTES QUANTITY OF EXISTING GROUND WIRES.

EXISTING CONDUIT AND WIRING

EXISTING CONDUIT TO BE REMOVED OR ABANDONED, REMOVE WIRES. COORDINATE WITH OWNER.

1: DRAWING SHEET NUMBERED NOTE DESIGNATION - APPLIES TO NUMBERED NOTE ON SAME SHEET

1 / E1: DRAWING PLAN OR DETAIL DESIGNATION - "1" OR "A" DENOTES PLAN OR DETAIL NUMBER, "E-1" DENOTES SHEET NUMBER

T: ELECTRICAL TRANSFORMER. RATING PER SPECIFICATIONS.

PB#: ELECTRICAL PULL BOX. "PB#" INDICATES SIZE CORRESPONDING TO PULL BOX SCHEDULE.

ELECTRIC POWER CABINET SYSTEM WITH WORKING CLEARANCE SHOWN.

ELECTRIC VEHICLE DISPENSER & BOLLARDS WITH WORKING CLEARANCE SHOWN.

DUAL ELECTRIC VEHICLE CAR CHARGER WITH BOLLARDS

SYMBOL LIST NOTES:

1. "ABC-#" INDICATES PANEL AND CIRCUIT NUMBER.
2. MINIMUM CONDUCTOR SIZE FOR 120V BRANCH CIRCUITS SHALL BE #12 AWG. AT A MINIMUM ALL BRANCH CIRCUITS SHALL CONTAIN 3/4"C, 2#12 AWG AND 1#12 GND UNLESS OTHERWISE INDICATED.
3. EXISTING ELECTRICAL EQUIPMENT, OUTLETS, AND DEVICES ARE SHOWN THE SAME AS NEW, EXCEPT LIGHTLY AND ACCOMPANIED BY (E). SUCH ELECTRICAL EQUIPMENT, OUTLETS, AND DEVICES ARE TO REMAIN AS IS, UNLESS OTHERWISE NOTED ON PLAN OR SPECIFICATION.
4. VERIFY ON SITE THAT ALL PANELBOARDS HAVE MINIMUM WORKING SPACES PER CODE AND THAT THE DEDICATED PANELBOARD SPACES ARE CLEAR OF ALL DUCTS, PIPING, AND EQUIPMENT FOREIGN TO THE PANEL BOARDS. NOTIFY THE ENGINEER FOR CORRECTIVE ACTION IN THE EVENT THAT FOREIGN OBJECTS IMPEDE THE DEDICATED PANELBOARD AREAS.
5. WHERE CONDUIT STUB IS INDICATED, PROVIDE CONDUIT WITH BUSHING AT THE END OF CONDUIT AND PULL ROPE INTO ACCESSIBLE CEILING AREA.

ELECTRICAL SHEET INDEX

No. OF SHEETS	DRAWING No.	DRAWING DESCRIPTIONS
1	E0.01	ELECTRICAL SHEET INDEX, SYMBOL LIST, ABBREVIATIONS, AND GENERAL NOTES
2	E1.02	PARTIAL SITE PLAN - ELECTRICAL REMODEL
3	E1.03	ENLARGED SITE PLAN - ELECTRICAL REMODEL
4	E2.01	ONE-LINE POWER DIAGRAM "MSBB" (BUS)
5	E2.02	PANEL SCHEDULES
6	E3.01	"PCS" ELECTRICAL DETAILS
7	E3.02	ELECTRICAL DETAILS
8	E3.03	ELECTRICAL DETAILS
9	E3.04	ELECTRICAL DETAILS
10	E4.01	ELECTRICAL SPECIFICATIONS
11	E4.02	ELECTRICAL SPECIFICATIONS

PROJECT DESCRIPTION

THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE POWER DISTRIBUTION SERVICE EQUIPMENT FOR (8) 150kW ELECTRIC VEHICLE CHARGING SYSTEMS THAT FEED (25) 10kW ELECTRIC VEHICLE DISPENSERS FOR ELECTRIC BUSSES. ALSO PROVIDE (8) LEVEL 2 CHARGING STATIONS.

SHOULD ANY CONDITIONS DEVELOP, NOT COVERED BY THE CONTRACT DOCUMENTS, WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH ALL REQUIRED CODES, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO, AND APPROVED BY, THE AGENCY BEFORE PROCEEDING WITH THE WORK.

** UNDERGROUND DIGGING CAUTION **

USE EXTREME CAUTION WHEN DIGGING TO AVOID BURIED UTILITY CABLES, CONDUITS, AND PIPING. CALL "UNDERGROUND SERVICE ALERT" (U.S.A.):

811 or 1-800-642-2444

TWO WORKING DAYS BEFORE DIGGING TO VERIFY UNDERGROUND UTILITIES.

GROUND PENETRATION RADAR (GPR)

AREA CONTAINS EXISTING POWER AND SINGLE CONDUITS/CONDUCTORS AND THE LOCATIONS ARE UNKNOWN. THE CONTRACTOR SHALL USE GROUND PENETRATING RADAR (GPR) TO IDENTIFY UNDERGROUND INFRASTRUCTURE (CONDUITS AND PIPES) AND HAND DIG OR USE HYDRO VACUUM EXCAVATION AROUND EXISTING UNDERGROUND INFRASTRUCTURE (CONDUITS AND PIPES).

UNAUTHORIZED CHANGES & USES:
M. Neils Engineering, Inc. preparing these plans will not be responsible for, or liable for unauthorized changes to or uses to these plans. All changes to these plans must be in writing and must be approved by M. Neils Engineering, Inc.

M. NEILS ENGINEERING, INC.
Electrical Engineers | Lighting Designers
100 Howe Ave., Suite 235N
Sacramento, CA 95825-8217
www.mneilsengineering.com
Tel: (916) 923-4400
PROJECT #: 21028.21
PROJECT MGR: Julia L. Brodovsky

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PC1 COMMENTS	4/10/25	JUB
2	PC2 COMMENTS	6/17/25	JLB

BENCH MARK ELEV. _____

SEE INFORMATION FOR DATUMS ON SURVEY CONTROL SHEET.

FIELD BOOK

SCALE
HORIZ. _____
VERT. _____

CITY# 700055

CITY OF ROSEVILLE CALIFORNIA

PSOMAS
1075 Creekside Ridge Way, Suite 200 Roseville, CA 95678 (916) 788-8122

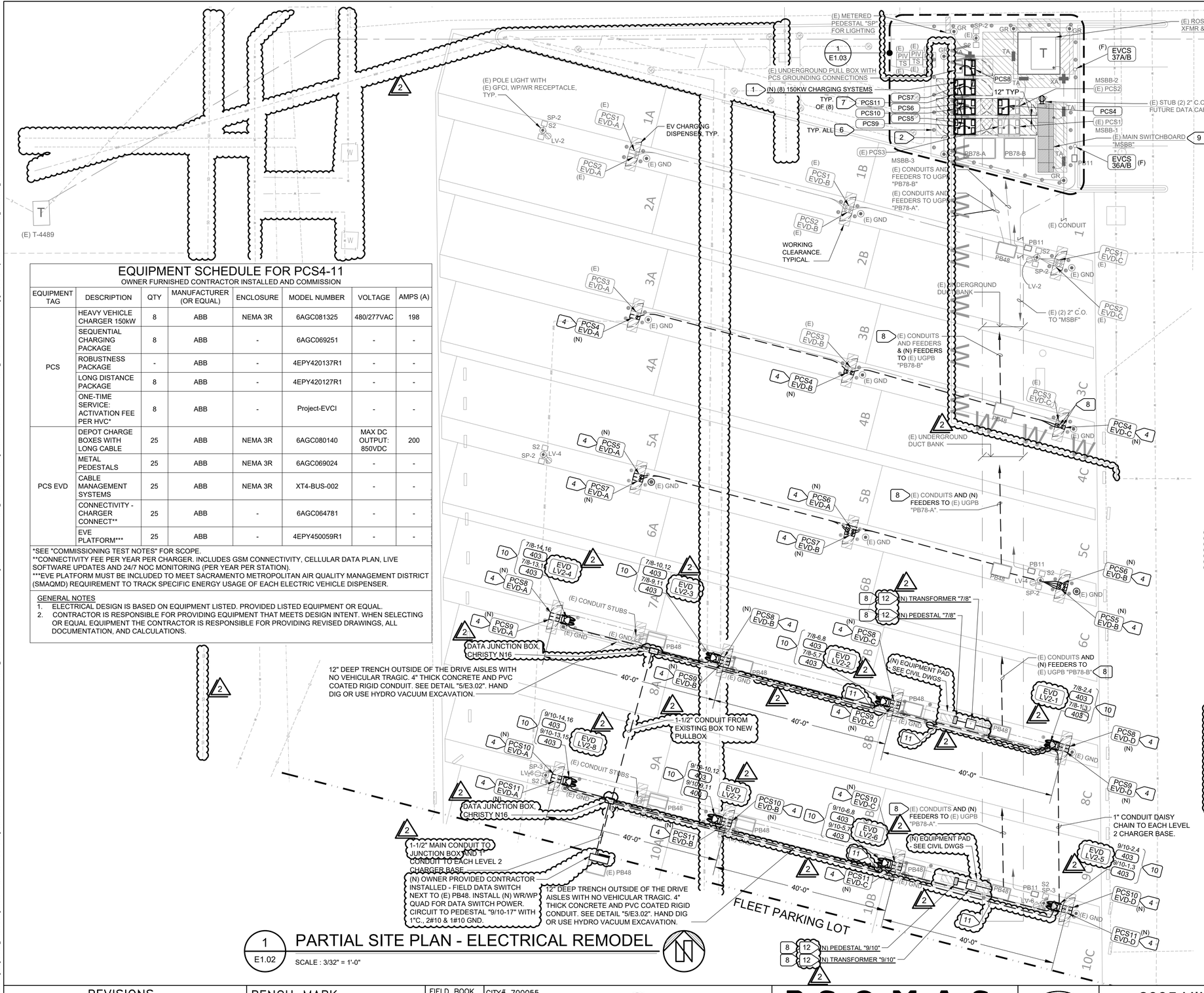
DESIGNED BY: JESSE BASTIAN DATE 3/2025
CHECKED BY: JESSE BASTIAN DATE 3/2025
DRAWN BY: PETER IVANOV DATE 3/2025

LICENSED PROFESSIONAL ENGINEER JULIA L. BRODOVSKY E 24535 ELECTRICAL STATE OF CALIFORNIA
06-17-2025

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
CITY OF ROSEVILLE CORPORATION YARD
ZERO EMISSION BUS DEPOT PHASE 2 PROJECT
ELECTRICAL SHEET INDEX, SYMBOL LIST, ABBREVIATIONS AND GENERAL NOTES

SHEET E0.01
2 OF 16

Plotted: 06/17/2025 15:08:37. | Drawing: P:\2021 Projects\Psomas\21028.21 Roseville Zero Emission\Edwgs_DELTA 2 - EDWGS\21028.21 E0.01 - Electrical Sheet Index.dwg | Layout: E0.01 | By: jbrodovsky



EQUIPMENT SCHEDULE FOR PCS4-11

OWNER FURNISHED CONTRACTOR INSTALLED AND COMMISSION

EQUIPMENT TAG	DESCRIPTION	QTY	MANUFACTURER (OR EQUAL)	ENCLOSURE	MODEL NUMBER	VOLTAGE	AMPS (A)
PCS	HEAVY VEHICLE CHARGER 150kW	8	ABB	NEMA 3R	6AGC081325	480/277VAC	198
	SEQUENTIAL CHARGING PACKAGE	8	ABB	-	6AGC069251	-	-
	ROBUSTNESS PACKAGE	-	ABB	-	4EPY420137R1	-	-
	LONG DISTANCE PACKAGE	8	ABB	-	4EPY420127R1	-	-
	ONE-TIME SERVICE: ACTIVATION FEE PER HVC*	8	ABB	-	Project-EVCI	-	-
PCS EVD	DEPOT CHARGE BOXES WITH LONG CABLE	25	ABB	NEMA 3R	6AGC080140	MAX DC OUTPUT: 850VDC	200
	METAL PEDESTALS	25	ABB	NEMA 3R	6AGC069024	-	-
	CABLE MANAGEMENT SYSTEMS	25	ABB	NEMA 3R	XT4-BUS-002	-	-
	CONNECTIVITY - CHARGER CONNECT**	25	ABB	-	6AGC064781	-	-
	EVE PLATFORM***	25	ABB	-	4EPY450059R1	-	-

*SEE "COMMISSIONING TEST NOTES" FOR SCOPE.
**CONNECTIVITY FEE PER YEAR PER CHARGER. INCLUDES GSM CONNECTIVITY, CELLULAR DATA PLAN, LIVE SOFTWARE UPDATES AND 24/7 NOC MONITORING (PER YEAR PER STATION).
***EVE PLATFORM MUST BE INCLUDED TO MEET SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT (SMAQMD) REQUIREMENT TO TRACK SPECIFIC ENERGY USAGE OF EACH ELECTRIC VEHICLE DISPENSER.

GENERAL NOTES
1. ELECTRICAL DESIGN IS BASED ON EQUIPMENT LISTED. PROVIDED LISTED EQUIPMENT OR EQUAL.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING EQUIPMENT THAT MEETS DESIGN INTENT. WHEN SELECTING OR EQUAL EQUIPMENT THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING REVISED DRAWINGS, ALL DOCUMENTATION, AND CALCULATIONS.

NUMBERED NOTES

1. OWNER FURNISHED CONTRACTOR INSTALLED CHARGER SYSTEMS PCS4 THRU PCS11. SEE ONE-LINE FOR SIZES AND QUANTITIES. SEE "PCS" FOUNDATION DETAILS ON SHEET E3.04.
2. EXISTING GROUNDING RING.
3. NOTE NOT USED
4. SEE "EVD" DETAILS ON ELECTRICAL DETAIL SHEETS. MULTIPLE CONDUIT STUBS FOR DISPENSERS, SEE ONE-LINE FOR SIZES AND QUANTITIES.
5. NOTE NOT USED.
6. EXISTING TRAFFIC BOLLARDS.
7. NOTE NOT USED.
8. SEE ONE-LINE POWER DIAGRAM FOR CONDUIT AND CONDUCTOR SIZES/QUANTITIES.
9. CREATE A PLACARD IDENTIFYING EACH SERVICE ON THE PREMISE AND PLACE ON ALL SERVICES. PROVIDE NAMEPLATE AND UPDATED TYPED, LAMINATED PANEL SCHEDULES AT PROJECT COMPLETION PANEL SCHEDULE. PROVIDE NAMEPLATE ON ALL NEW AND EXISTING PCS'S AND EVD'S PER ELECTRICAL SPECIFICATION 1.13. NAMEPLATES, PANEL SCHEDULE, CIRCUIT BREAKER LABELS, AND ALL OTHER ELECTRICAL EQUIPMENT IDENTIFICATION CANNOT BE HANDWRITTEN.
10. PROVIDE TWO EV CHARGING STATIONS (FORD PRO FPC-AC0048ZC-U) AND PEDESTAL (FORD PRO FPC-P00096DZ-UAA).
11. PROVIDE 1"C. WITH (2) CAT 6E CABLES TO EACH LEVEL 2 PEDESTAL.
12. MAINTAIN CEC REQUIRED 3FT OF WORKING CLEARANCE IN FRONT OF ELECTRICAL EQUIPMENT. POSITION EQUIPMENT SO CLEARANCE IS MET.

FEEDER SCHEDULE

TAG	DESCRIPTION
403	1" C., 3 #8, AND 1 #10 GND.

EXISTING WET UTILITIES NOTE

ALL WET UTILITY LINES SHOWN ON DRAWING ARE FOR REFERENCE ONLY.

SD = EXISTING STORM DRAIN LINE
W = EXISTING WATER LINE
IRR = EXISTING IRRIGATION LINE

COORDINATE ELECTRICAL WORK WITH ALL EXISTING CONDITIONS. SEE SHEET E0.01 FOR UNDERGROUND DIGGING & GROUND PENETRATION RADAR INSTRUCTIONS.

1 E1.02 PARTIAL SITE PLAN - ELECTRICAL REMODEL

SCALE : 3/32" = 1'-0"

M. NEILS ENGINEERING, INC.
Electrical Engineers | Lighting Designers
100 Howe Ave., Suite 235N
Sacramento, CA 95825-8217
www.mneilsengineering.com
Tel: (916) 923-4400
PROJECT #: 21028.21
PROJECT MGR: Julia L. Brodovsky

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PC1 COMMENTS	4/10/25	JUB
2	PC2 COMMENTS	6/17/25	JLB

BENCH MARK ELEV. _____

SEE INFORMATION FOR DATUMS ON SURVEY CONTROL SHEET.

FIELD BOOK

SCALE
HORIZ. _____
VERT. _____

CITY# 700055

CITY OF ROSEVILLE CALIFORNIA

PSOMAS
1075 Creekside Ridge Way, Suite 200 Roseville, CA 95678 (916) 788-8122

DESIGNED BY: JESSE BASTIAN DATE 3/2025
CHECKED BY: JESSE BASTIAN DATE 3/2025
DRAWN BY: PETER IVANOV DATE 3/2025

LICENSED PROFESSIONAL ENGINEER JULIA L. BRODOVSKY E 24535 ELECTRICAL STATE OF CALIFORNIA
06-17-2025

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
CITY OF ROSEVILLE CORPORATION YARD
ZERO EMISSION BUS DEPOT PHASE 2 PROJECT
PARTIAL SITE PLAN - ELECTRICAL REMODEL

SHEET E1.02 2 OF 16

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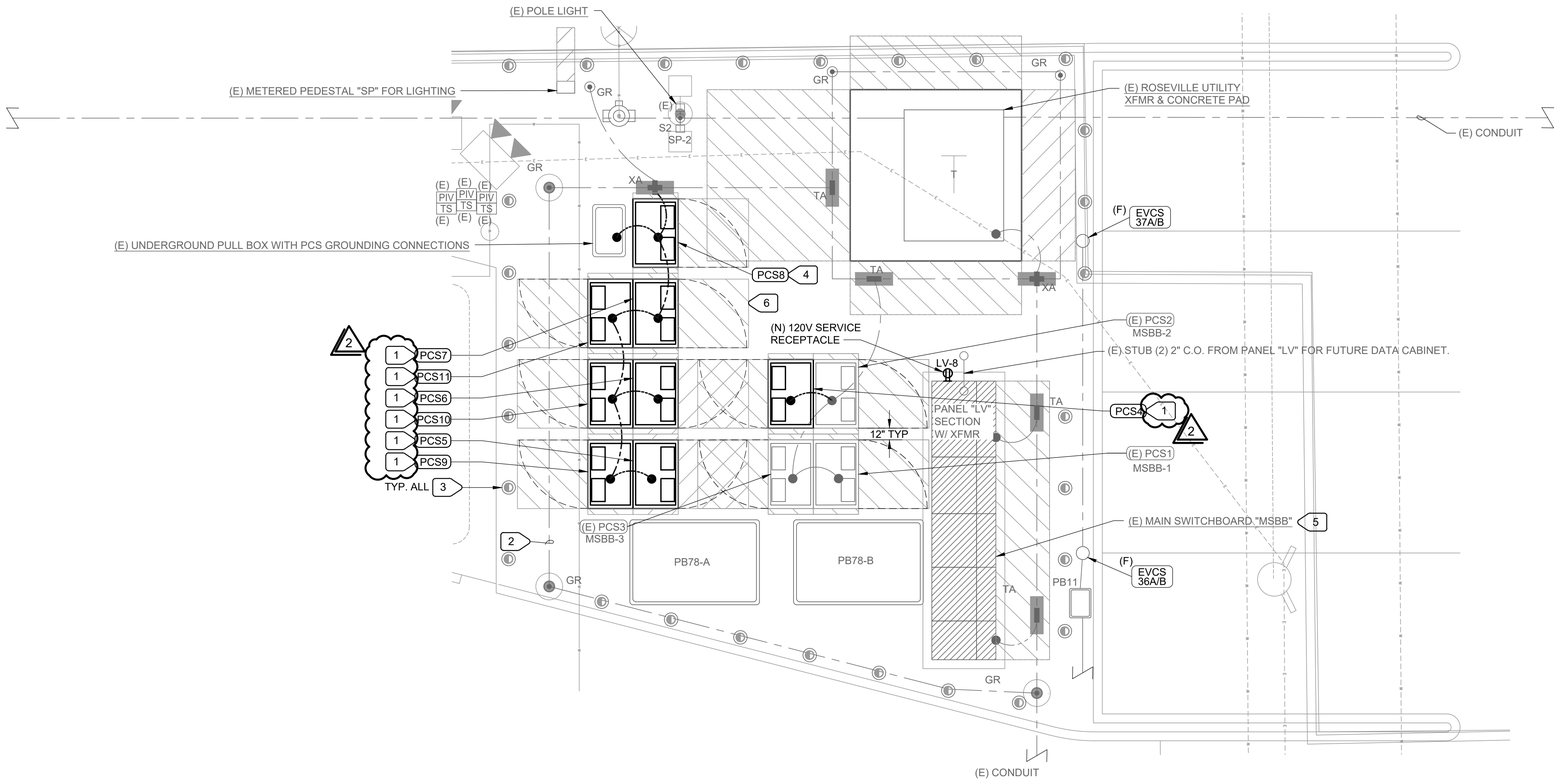
Plotted: 06/17/2025 15:08:56. | Drawing: C:\Users\jbrodovsky\appdata\local\temp\AcPublish_27880\21028.21 E1.02 – Partial Site Plan – Electrical Remodel.dwg | Layout: E1.02 | By: jbrodovsky

NUMBERED NOTES

1. OWNER FURNISHED CONTRACTOR INSTALLED CHARGER SYSTEMS PCS4 THRU PCS11. SEE ONE-LINE FOR SIZES AND QUANTITIES. SEE "PCS" FOUNDATION DETAILS ON SHEET E3.04.
2. EXISTING GROUNDING RING.
3. EXISTING TRAFFIC BOLLARDS.
4. NOTE NOT USED.
5. CREATE A PLACARD IDENTIFYING EACH SERVICE ON THE PREMISE AND PLACE ON ALL SERVICES. PROVIDE NAMEPLATE AND PANEL SCHEDULE. PROVIDE NAMEPLATE ON ALL NEW AND EXISTING PCS'S AND EVD'S.
6. WORK CLEARANCE AND DOOR SWING. TYPICAL.



1 (N) (8) 150KW CHARGING SYSTEMS

1 / E1.03 ENLARGED SITE PLAN - ELECTRICAL REMODEL

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

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Electrical Engineers | Lighting Designers
100 Howe Ave., Suite 235N
Sacramento, CA 95825-8217
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Tel: (916) 923-4400
PROJECT #: 21028.21
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REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PC1 COMMENTS	4/10/25	JUB
2	PC2 COMMENTS	6/17/25	JLB

BENCH MARK ELEV. _____

SEE INFORMATION FOR DATUMS ON SURVEY CONTROL SHEET.

FIELD BOOK

SCALE
HORIZ. _____
VERT. _____

CITY# 700055

CITY OF ROSEVILLE CALIFORNIA

PSOMAS
1075 Creekside Ridge Way, Suite 200 Roseville, CA 95678 (916) 788-8122

DESIGNED BY: JESSE BASTIAN DATE 3/2025
CHECKED BY: JESSE BASTIAN DATE 3/2025
DRAWN BY: PETER IVANOV DATE 3/2025

LICENSED PROFESSIONAL ENGINEER JULIA L. BRODOVSKY E 24535 ELECTRICAL STATE OF CALIFORNIA
06-17-2025

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
CITY OF ROSEVILLE CORPORATION YARD
ZERO EMISSION BUS DEPOT PHASE 2 PROJECT

ENLARGED SITE PLAN - ELECTRICAL REMODEL

SHEET E1.03 2 OF 16

Plotted: 06/17/2025 15:14:34. | Drawing: P:\2021 Projects\Psomas\21028.21 Roseville Zero Emission\Edwgs_DELTA 2 - EDWGS\21028.21 E1.03 - Enlarged Site Plan - Electrical Remodel.dwg | Layout: E1.03 | By: jbrodovsky

UNAUTHORIZED CHANGES & USES:
All changes to these plans must be in writing and must be approved by M. Neils Engineering, Inc. M. Neils Engineering, Inc. preparing these plans will not be responsible for, or liable for unauthorized changes to or uses to these plans.

COMMISSIONING TEST NOTES

PROVIDE ABB COMMISSIONING AND SITE ACCEPTANCE. TEST MUST INCLUDE:

1. VERIFYING INSTALLATION IS CORRECT.
2. VERIFYING POWER SUPPLIED TO THE EQUIPMENT IS CORRECT.
3. VERIFYING THERE HAS BEEN NO DAMAGE OR LOOSE WIRES OR BOARDS FROM SHIPMENT/INSTALLATION.
4. POWERING UP THE EQUIPMENT.
5. PERFORMING LATEST SOFTWARE UPDATES AS WELL AS ANY OCPP INTEGRATIONS, ETC.
6. TESTING SCHEDULE TO ENSURE VEHICLE AND CHARGER OPERATION IS SUCCESSFUL.

GENERAL NOTES

1. ELECTRICAL DESIGN BASED ON ABB HTC 150 DESIGN DOCUMENTS.
2. NOMENCLATURE FOR POWER BLOCK CHARGERS AND DISPENSERS IS AS FOLLOWS:
   PCS1 = POWER CHARGING SYSTEM 1.
   PCS1 EVD-A = CHARGING STATION 1 ELECTRIC VEHICLE DISPENSER A.
3. PROVIDE ARC FLASH LABELS ON ALL EQUIPMENT PER ELECTRICAL SPECIFICATIONS.

NUMBERED NOTES

(1) CONNECT TO EXISTING GROUNDING TO NEW ELECTRICAL EQUIPMENT.

DC & DATA CONDUIT SCHEDULE

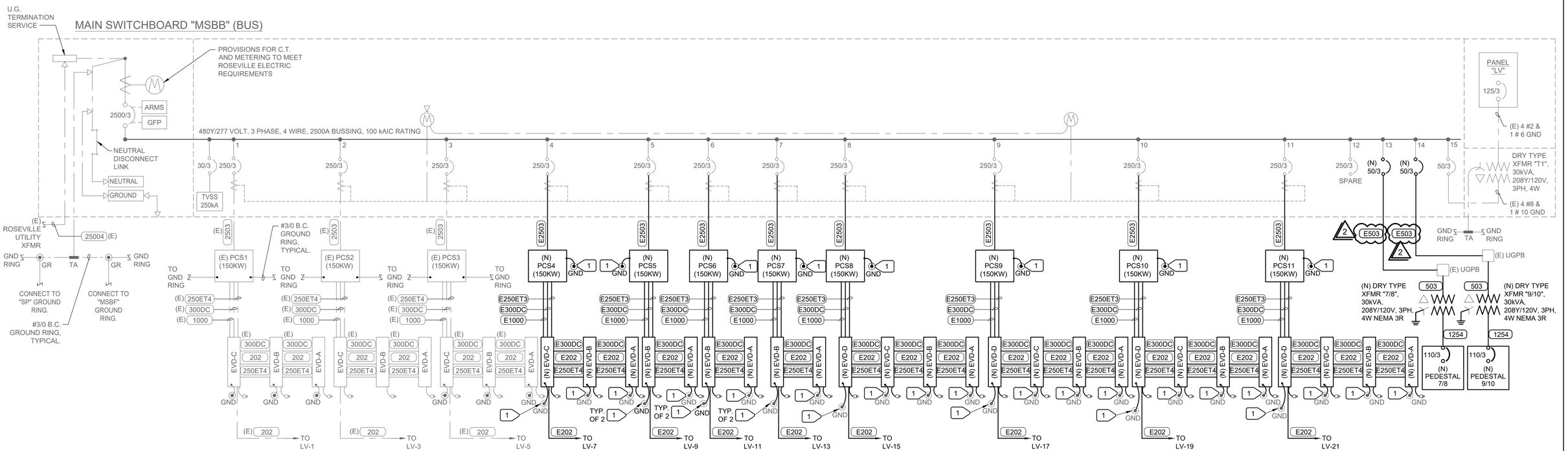
TAG	(E) CONDUIT SIZE	FUNCTION OF INTERNAL	CABLE SECTION	COMMENTS
E250ET3	2-1/2"C.	INTERLOCK (SHIELDED)	(1) CABLE THAT HAS (1) TWISTED PAIR OF #18 (SHIELDED, 600V)	
		FIBER CAN	(1) MULTIMODE FIBER (OM3, 8 STRANDS)	ST CONNECTORS ON ALL ENDS
		ETHERNET CAN		
E250ET4	2-1/2"C.	FIBER CAN	(1) MULTIMODE FIBER (OM3, 4 STRANDS)	
		ETHERNET	(1) ETHERNET (S/FTP, CAT6/CAT5e)	RJ45 CONNECTORS ON ALL ENDS
		INTERLOCK (SHIELDED)	(1) CABLE THAT HAS (2) TWISTED	
		DC GUARD	PAIR OF #18 (SHIELDED, 600V)	
E300DC	3"C.	DC POWER (200A)	(2) 3/0 (CU, DLO, 90˚C, 1KV) + (1) #6 (CU, EGC, 600V)	

NOTE: TAG DENOTED WITH "E" BEFORE TAG NUMBER INDICATES EXISTING CONDUIT AND NEW CONDUCTORS.

FEEDER SCHEDULE

TAG (1)	DESCRIPTION
202	3/4" C., (N) 2 #12, AND 1 #12 GND.
503	1" C., 3 #6, AND 1 #10 GND.
1254	2" C., 4 #1/0, AND 1 #6 GND.
2503	3" C., 3 #250, AND 1 #4 GND.
25004	(6) 4" C., 6 SETS OF (4 #600, AND 1 #250 GND.)
1000	ONE 1" DIAMETER EMPTY CONDUIT WITH PULL CORD

NOTE: TAG WITH "E" DENOTED BEFORE TAG NUMBER INDICATES EXISTING CONDUIT AND NEW CONDUCTORS.



1 / E2.01 ONE-LINE POWER DIAGRAM (E) "MSBB" (BUS)

NO SCALE

M. NEILS ENGINEERING, INC.
Electrical Engineers | Lighting Designers
100 Howe Ave., Suite 235N
Sacramento, CA 95825-8217
www.mneilsengineering.com
Tel: (916) 923-4400
PROJECT #: 21028.21
PROJECT MGR: Julia L. Brodovsky

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PC1 COMMENTS	4/10/25	JUB
2	PC2 COMMENTS	6/17/25	JLB

BENCH MARK ELEV. _____

SEE INFORMATION FOR DATUMS ON SURVEY CONTROL SHEET.

FIELD BOOK

SCALE
HORIZ. _____
VERT. _____

CITY# 700055

CITY OF ROSEVILLE CALIFORNIA

PSOMAS
1075 Creekside Ridge Way, Suite 200 Roseville, CA 95678 (916) 788-8122

DESIGNED BY: JESSE BASTIAN DATE 3/2025
CHECKED BY: JESSE BASTIAN DATE 3/2025
DRAWN BY: PETER IVANOV DATE 3/2025

LICENSED PROFESSIONAL ENGINEER JULIA L. BRODOVSKY E 24535 ELECTRICAL STATE OF CALIFORNIA
06-17-2025

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
CITY OF ROSEVILLE CORPORATION YARD
ZERO EMISSION BUS DEPOT PHASE 2 PROJECT

ONE-LINE POWER DIAGRAM "MSBB" (BUS)

SHEET E2.01 2 OF 16

Plotted: 06/17/2025 15:09:38. | Drawing: P:\2021 Projects\Psomas\21028.21 Roseville Zero Emission\Edwgs_DELTA 2 - EDWGS\21028.21 E2.01 - One-Line Power Diagram.dwg | Layout: E2.01 | By: jbrodovsky

NEW PEDESTAL "7/8" SCHEDULE

POWER SOURCE: PANEL "MSBB" VIA XFMR "7/8" | LOCATION: EXTERIOR
SYSTEM: NORMAL BRANCH

TYPE:	BUS: 125 AMPS	MAIN BKR 110A	VOLTAGE: 208Y/120 VOLT, 3 PHASE, 4 WIRES	MOUNTING: PEDESTAL PANEL TYPE NEMA 3R	REMARKS:

LOAD SERVED	kVA	CB	CKT	PHASE	CKT	CB	kVA	LOAD SERVED
EVD-LV2-1, EV CHARGER, LEVEL 2 [1]	1.8	40/2	1	A	2	40/2	1.8	*EVD-LV2-1*, EV CHARGER, LEVEL 2 SELF-BALANCING [1]
	1.8		3	B	4		1.8	
EVD-LV2-2, EV CHARGER, LEVEL 2 [1]	1.8	40/2	5	C	6	40/2	1.8	*EVD-LV2-2*, EV CHARGER, LEVEL 2 SELF-BALANCING [1]
	1.8		7	A	8		1.8	
EVD-LV2-3, EV CHARGER, LEVEL 2 SELF-BALANCING [1]	1.8	40/2	9	B	10	40/2	1.8	*EVD-LV2-3*, EV CHARGER, LEVEL 2 SELF-BALANCING [1]
	1.8		11	C	12		1.8	
EVD-LV2-4, EV CHARGER, LEVEL 2 SELF-BALANCING [1]	1.8	40/2	13	A	14	40/2	1.8	*EVD-LV2-4*, EV CHARGER, LEVEL 2 SELF-BALANCING [1]
	1.8		15	B	16		1.8	
SPARE		20/1	17	C	18	20/1		SPARE
SPARE		20/1	19	A	20	30/3		TVSS SPD 120 kA PER PHASE
SPARE		20/1	21	B	22			
SPARE		20/1	23	C	24			

NOTES:
[1] LOAD LIMIT CHARGER TO 3.6kVA

CONNECTED LOAD

PHASE A=	10.8	kVA
PHASE B=	10.8	kVA
PHASE C=	7.2	kVA
TOTAL =	28.8	kVA
TOTAL =	80.0	Amperes

NEW PEDESTAL "9/10" SCHEDULE

POWER SOURCE: PANEL "MSBB" VIA XFMR "9/10" | LOCATION: EXTERIOR
SYSTEM: NORMAL BRANCH

TYPE:	BUS: 125 AMPS	MAIN BKR 110A	VOLTAGE: 208Y/120 VOLT, 3 PHASE, 4 WIRES	MOUNTING: PEDESTAL PANEL TYPE NEMA 3R	REMARKS:

LOAD SERVED	kVA	CB	CKT	PHASE	CKT	CB	kVA	LOAD SERVED
EVD-LV2-5, EV CHARGER, LEVEL 2 SELF-BALANCING [1]	1.8	40/2	1	A	2	40/2	1.8	*EVD-LV2-5*, EV CHARGER, LEVEL 2 SELF-BALANCING [1]
	1.8		3	B	4		1.8	
EVD-LV2-6, EV CHARGER, LEVEL 2 SELF-BALANCING [1]	1.8	40/2	5	C	6	40/2	1.8	*EVD-LV2-6*, EV CHARGER, LEVEL 2 SELF-BALANCING [1]
	1.8		7	A	8		1.8	
EVD-LV2-7, EV CHARGER, LEVEL 2 SELF-BALANCING [1]	1.8	40/2	9	B	10	40/2	1.8	*EVD-LV2-7*, EV CHARGER, LEVEL 2 SELF-BALANCING [1]
	1.8		11	C	12		1.8	
EVD-LV2-8, EV CHARGER, LEVEL 2 SELF-BALANCING [1]	1.8	40/2	13	A	14	40/2	1.8	*EVD-LV2-8*, EV CHARGER, LEVEL 2 SELF-BALANCING [1]
	1.8		15	B	16		1.8	
RCPT - DATA CABINET	0.4	20/1	17	C	18	20/1		SPARE
SPARE		20/1	19	A	20	30/3		TVSS SPD 120 kA PER PHASE
SPARE		20/1	21	B	22			
SPARE		20/1	23	C	24			

NOTES:
[1] LOAD LIMIT CHARGERS TO 3.6kVA

CONNECTED LOAD

PHASE A=	10.8	kVA
PHASE B=	10.8	kVA
PHASE C=	7.6	kVA
TOTAL =	29.2	kVA
TOTAL =	81.0	Amperes

VOLTAGE DROP CALCULATION

CEC 2019, 215.2(A)(3) FPN No. 2
CEC 2019 215.2(B) Informational Note 2. "...Feeders as defined in Article 100, sized to prevent a voltage drop exceeding 3 percent at the farthest outlet of power...where the voltage drop on both feeders and branch circuits to the farthest outlet does not exceed 5 precent will provde reasonable efficiency of operation.
CEC 2019 130.5 (C) Voltage Drop. The maximum combined voltage drop on both installed feeder conductors and branch curcuit conductors to the farthest connected load or outlet shall not exceed 5 percent.

3 PHASE FORMULA: $VD = \frac{\sqrt{3} * L * R * A}{1000}$ $\%VD = \frac{VD * 100\%}{V}$

1 PHASE FORMULA: $VD = \frac{2 * L * R * A}{1000}$ $\%VD = \frac{VD * 100\%}{V}$

PANEL - CKT	DISTANCE (FT)	AMPS	VOLTAGE	PHASE	WIRE SIZE	IMPEDANCE: OHMS/kFT	VD	%VD
(E) LV - 1	144	2	120	1	#12	1.700	0.98	0.82%
(E) LV - 3	144	2	120	1	#12	1.700	0.98	0.82%
(E) LV - 5	178	2	120	1	#12	1.700	1.21	1.01%
(N) LV - 7	**178**	**2**	**120**	**1**	**#12**	**1.700**	**1.21**	**1.01%**
(N) LV - 9	**215**	**2**	**120**	**1**	**#12**	**1.700**	**1.46**	**1.22%**
(N) LV - 11	**215**	**2**	**120**	**1**	**#12**	**1.700**	**1.46**	**1.22%**
(N) LV - 13	**215**	**2**	**120**	**1**	**#12**	**1.700**	**1.46**	**1.22%**
(N) LV - 15	**251**	**2**	**120**	**1**	**#12**	**1.700**	**1.71**	**1.42%**
(N) LV - 17	**251**	**2**	**120**	**1**	**#12**	**1.700**	**1.71**	**1.42%**
(N) LV - 19	**292**	**2**	**120**	**1**	**#12**	**1.700**	**1.99**	**1.65%**
(N) LV - 21	**292**	**2**	**120**	**1**	**#12**	**1.700**	**1.99**	**1.65%**
(E) MSBB - 1	25	198	480	3	#250	0.073	0.62	0.13%
(E) MSBB - 2	30	198	480	3	#250	0.073	0.75	0.16%
(E) MSBB - 3	28	198	480	3	#250	0.073	0.70	0.15%
(N) MSBB - 4	**33**	**198**	**480**	**3**	**#250**	**0.073**	**0.82**	**0.17%**
(N) MSBB - 5	**35**	**198**	**480**	**3**	**#250**	**0.073**	**0.87**	**0.18%**
(N) MSBB - 6	**40**	**198**	**480**	**3**	**#250**	**0.073**	**1.00**	**0.21%**
(N) MSBB - 7	**44**	**198**	**480**	**3**	**#250**	**0.073**	**1.10**	**0.23%**
(N) MSBB - 8	**49**	**198**	**480**	**3**	**#250**	**0.073**	**1.22**	**0.26%**
(N) MSBB - 9	**38**	**198**	**480**	**3**	**#250**	**0.073**	**0.95**	**0.20%**
(N) MSBB - 10	**42**	**47**	**480**	**3**	**#250**	**0.073**	**0.25**	**0.05%**
(N) MSBB - 11	**30**	**198**	**480**	**3**	**#250**	**0.073**	**0.75**	**0.16%**

1. CONDUCTOR IMPEDANCE VALUES BASED ON 2013 CEC CHAPTER 9 TABLE 9 - EFFECTIVE IMPEDANCE FOR UNCOATED COPPER WIRES IN STEEL CONDUIT @ 0.85 PF (OHM/KFT)

EXISTING MAIN SWITCHBOARD "MSBB" BUS SCHEDULE

POWER SOURCE: UTILITY TRANSFORMER | LOCATION: EXTERIOR

TYPE:	BUS: 2500A	MAIN BKR 2500A/3P	VOLTAGE: 480Y/277 VOLT, 3 PHASE, 4 WIRES	MOUNTING: CONCRETE PAD	REMARKS: NEMA RATING: 3R

NO.	NAMEPLATE / LOAD SERVED	kVA	FRAME	CB	FEEDER CONDUIT	FEEDER WIRE	FEEDER GROUND
	SURGE PROTECTION		30	(E) 30/3			
1	(E) PCS1 (POWER CHARGING SYSTEM 1)	164.3	400	(E) 250/3	SEE ONE-LINE POWER DIAGRAM		
2	(E) PCS2	164.3	400	(E) 250/3	SEE ONE-LINE POWER DIAGRAM		
3	(E) PCS3	164.3	400	(E) 250/3	SEE ONE-LINE POWER DIAGRAM		
4	**(N) PCS4**	**164.3**	400	(E) 250/3	SEE ONE-LINE POWER DIAGRAM		
5	**(N) PCS5**	**164.3**	400	(E) 250/3	SEE ONE-LINE POWER DIAGRAM		
6	**(N) PCS6**	**164.3**	400	(E) 250/3	SEE ONE-LINE POWER DIAGRAM		
7	**(N) PCS7**	**164.3**	400	(E) 250/3	SEE ONE-LINE POWER DIAGRAM		
8	**(N) PCS8**	**164.3**	400	(E) 250/3	SEE ONE-LINE POWER DIAGRAM		
9	**(N) PCS9**	**164.3**	400	(E) 250/3	SEE ONE-LINE POWER DIAGRAM		
10	**(N) PCS10**	**164.3**	400	(E) 250/3	SEE ONE-LINE POWER DIAGRAM		
11	**(N) PCS11**	**164.3**	400	(E) 250/3	SEE ONE-LINE POWER DIAGRAM		
12	**(N) PEDESTAL "7/8"**	**28.9**	400	**(N) 50/3**	SEE ONE-LINE POWER DIAGRAM		
13	**(N) PEDESTAL "9/10"**	**28.9**	400	**(N) 50/3**	SEE ONE-LINE POWER DIAGRAM		
14	(E) SPARE		400	(E) 250/3	SEE ONE-LINE POWER DIAGRAM		
15	(E) PANEL "LV" VIA XFMR "T1"	3.2	100	(E) 50/3			

NOTE(S)

SUBTOTAL = 1868.3 kVA

TOTAL LOAD = 1868.3 kVA
TOTAL LOAD = 2248.3 Amperes

EXISTING PANEL "LV" SCHEDULE

POWER SOURCE: SWITCHBOARD "MSBB" VIA XFMR "T1" | LOCATION: INTEGRATED IN SWITCHBOARD "MSBB"

TYPE:	BUS: 125	MAIN BKR 125A	VOLTAGE: 120/208 VOLT, 3 PHASE, 4 WIRES	MOUNTING: INTEGRAL TO SWBD	REMARKS:

LOAD SERVED	kVA	CB	CKT	PHASE	CKT	CB	kVA	LOAD SERVED
(E) PCS1 EVDA/B/C AC AUX PWR	0.3	20/1	1	A	2	20/1	0.4	(E) REC - CONVENIENCE
(E) PCS2 EVDA/B/C AC AUX PWR	0.3	20/1	3	B	4	20/1	0.4	(E) REC - CONVENIENCE
(E) PCS3 EVDA/B/C AC AUX PWR	0.3	20/1	5	C	6	20/1	0.4	(E) REC - CONVENIENCE
(N) PCS4 EVDA/B/C AC AUX PWR	**0.3**	20/1	7	A	8	20/1	**0.2**	**(N) SERVICE RECEPTACLE**
(N) PCS5 EVDA/B AC AUX PWR	**0.3**	20/1	9	B	10	20/1		SPARE
(N) PCS6 EVDA/B AC AUX PWR	**0.3**	20/1	11	C	12	20/1		SPARE
(N) PCS7 EVDA/B AC AUX PWR	**0.3**	20/1	13	A	14	20/1		SPARE
(N) PCS8 EVDA/B/C/D AC AUX PWR	**0.3**	20/1	15	B	16	20/1		SPARE
(N) PCS9 EVDA/B/C/D AC AUX PWR	**0.3**	20/1	17	C	18	20/1		SPARE
(N) PCS10 EVDA/B/C/D AC AUX PWR	**0.3**	20/1	19	A	20	20/1		SPARE
(N) PCS11 EVDA/B/C/D AC AUX PWR	**0.3**	20/1	21	B	22	20/1		SPARE
SPARE		20/1	23	C	24	20/1		SPARE
SPARE		20/1	25	A	26	20/1		SPARE
SPACE		PFB	27	B	28	PFB		SPACE
SPACE		PFB	29	C	30	PFB		SPACE
SPACE		PFB	31	A	32	PFB		SPACE
SPACE		PFB	33	B	34	PFB		SPACE
SPACE		PFB	35	C	36	PFB		SPACE
SPACE		PFB	37	A	38	PFB		SPACE
SPACE		PFB	39	B	40	PFB		SPACE
SPACE		PFB	41	C	42	PFB		SPACE

NOTE(S):
[1] ALL CIRCUIT BREAKERS SHOWN ARE EXISTING, UNLESS NOTED OTHERWISE. BOLD TEXT INDICATES NEW WORK.

PHASE A=	1.8	kVA
PHASE B=	1.6	kVA
PHASE C=	1.3	kVA
TOTAL =	4.7	kVA
TOTAL =	13.0	Amperes

UNAUTHORIZED CHANGES & USES:
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Electrical Engineers | Lighting Designers
100 Howe Ave., Suite 235N
Sacramento, CA 95825-8217
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REVISIONS

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1	PC1 COMMENTS	4/10/25	JUB
2	PC2 COMMENTS	6/17/25	JLB

BENCH MARK ELEV. _____
SEE INFORMATION FOR DATUMS ON SURVEY CONTROL SHEET.

FIELD BOOK
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CITY# 700055
CITY OF ROSEVILLE CALIFORNIA

PSOMAS
1075 Creekside Ridge Way, Suite 200 Roseville, CA 95678 (916) 788-8122
DESIGNED BY: JESSE BASTIAN DATE 3/2025
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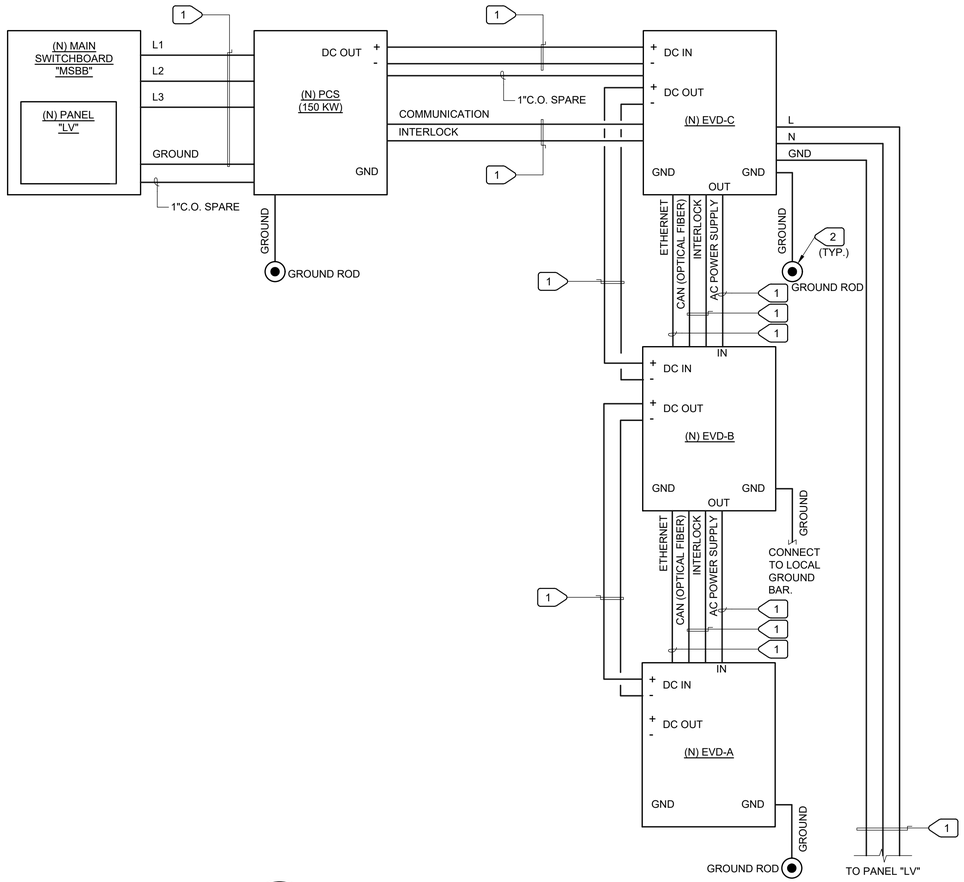
DRAWN BY: PETER IVANOV DATE 3/2025

LICENSED PROFESSIONAL ENGINEER JULIA L. BRODOVSKY E 24535 ELECTRICAL STATE OF CALIFORNIA
06-17-2025

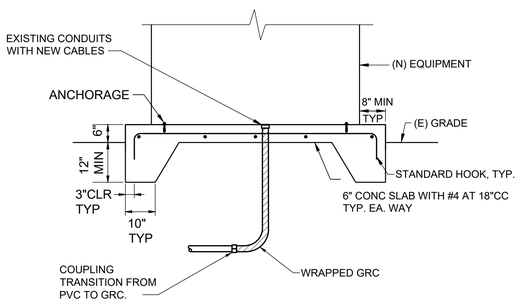
2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
CITY OF ROSEVILLE CORPORATION YARD
ZERO EMISSION BUS DEPOT PHASE 2 PROJECT
PANEL SCHEDULES

SHEET E2.02 2 OF 16



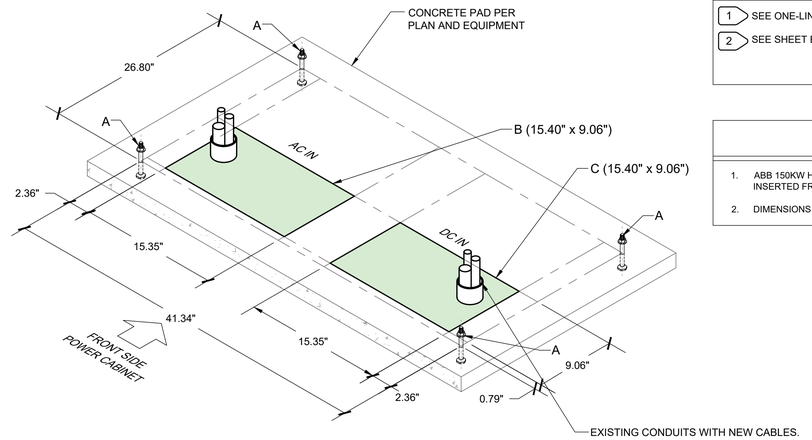
1 E3.01 OVERVIEW OF TYP. ELECTRICAL CONNECTIONS

NO SCALE



3 E3.01 TYPICAL "PCS" EQUIPMENT PAD DETAIL

NO SCALE



1. PREPARE RECTANGULAR HOLES IN THE CONCRETE AS SHOWN IN POSITIONS (B) AND (C). THE HOLES ARE TO ALLOW ROOM FOR CABLE BENDING AND SHOUD HAVE SUFFICIENT DEPTH.
2. SELECT CONDUIT LOCATIONS WITHIN THE HOLES IN A WAY TO SATISFY THE LOCAL REQUIREMENTS FOR CABLE BENDING, ESPECIALLY FOR THE AC INPUT AND DC INPUT CABLES.
3. ENSURE CABLING BETWEEN THE CONDUIT EXIT WITHIN THE HOLES AND INTO THE POWER CABINET'S CABLE ENTRY PLATE COMPLIES WITH THE LOCAL CODES.

2 E3.01 "PCS" FOUNDATION DETAIL

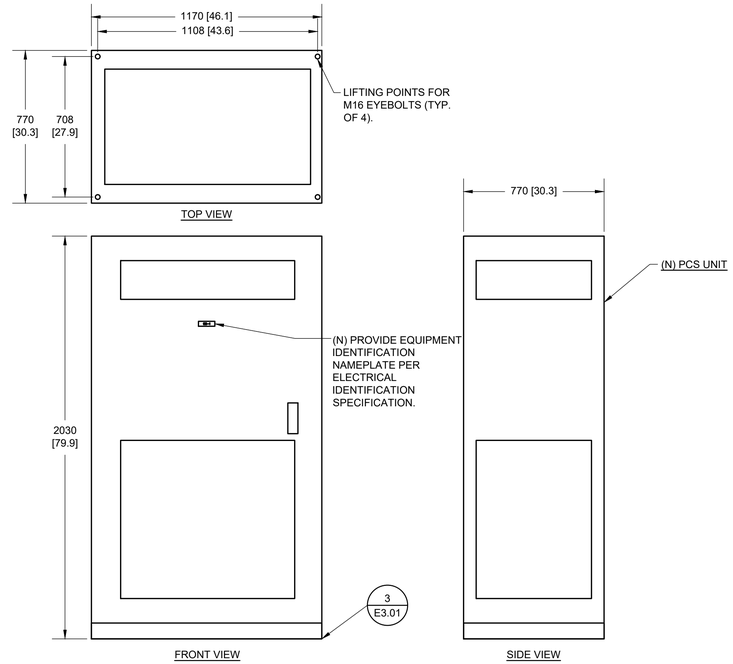
SCALE : NONE

NUMBERED NOTES

1. SEE ONE-LINE DIAGRAM FOR CONDUIT AND CONDUCTOR SIZE/QUANTITY.
2. SEE SHEET E1.02 FOR GROUND ROD LOCATIONS.

GENERAL NOTES

1. ABB 150KW HEAVY VEHCILE CHARGER (HVC) IS THE BASIS OF DESIGN. DETAILS SHOWN ON THIS SHEET ARE INSERTED FROM THE ABB INSTALLATION GUIDE AND MUST BE COORDINATED WITH EXISTING FIELD CONDITIONS.
2. DIMENSIONS ARE SHOWN IN MILIMETERS AND [INCHES] IN BRACKETS.



4 E3.01 TYPICAL "PCS" CHARGER PEDESTAL ELEVATION

NO SCALE

EMERGENCY STOP BUTTON

NOTE:

1. PER ELECTRICAL SPECIFICATION.
2. PLACE ON ALL EVD UNITS.
3. RED BACKGROUND.
4. WHITE LETTERING.
5. MINIMUM 1" LETTER HEIGHT.
6. ALL CAPITAL LETTERS.
7. SHANNON OR SIMILAR FONT, NON-BOLD.
8. REFLECTIVE WEATHER RESISTANT MATERIAL SUITABLE FOR THE ENVIRONMENT. (DURABLE ADHESIVE MATERIALS MAY MEET THIS REQUIREMENT).
9. WARNING LABEL SHALL APPEAR ON FRONT FACE OF EVD UNIT DIRECTLY NEAR THE EMERGENCY PUSH BOTTON. PLACE WARNING LABEL IN THE SAME LOCATION ON EACH UNIT.

5 E3.01 EMERGENCY STOP BUTTON SIGNAGE

NO SCALE

M. NEILS ENGINEERING, INC.
Electrical Engineers | Lighting Designers
100 Howe Ave., Suite 235N
Sacramento, CA 95825-8217
www.mneilsengineering.com
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BENCH MARK ELEV. _____

SEE INFORMATION FOR DATUMS ON SURVEY CONTROL SHEET.

FIELD BOOK

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PSOMAS
1075 Creekside Ridge Way, Suite 200 Roseville, CA 95678 (916) 788-8122

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06-17-2025

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
CITY OF ROSEVILLE CORPORATION YARD
ZERO EMISSION BUS DEPOT PHASE 2 PROJECT

"PCS" ELECTRICAL DETAILS

SHEET E3.01
2 OF 16

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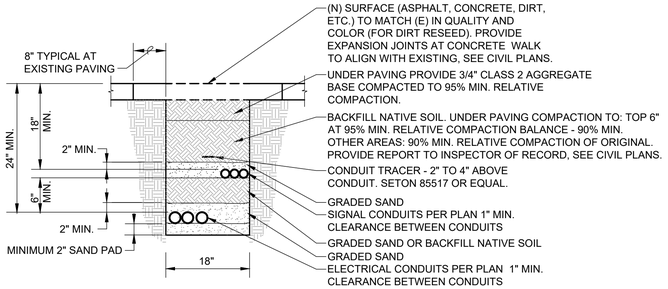
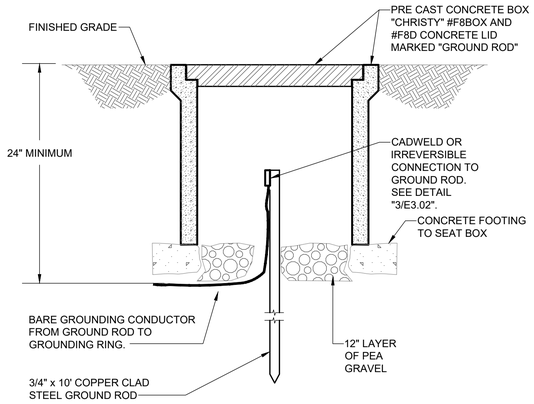


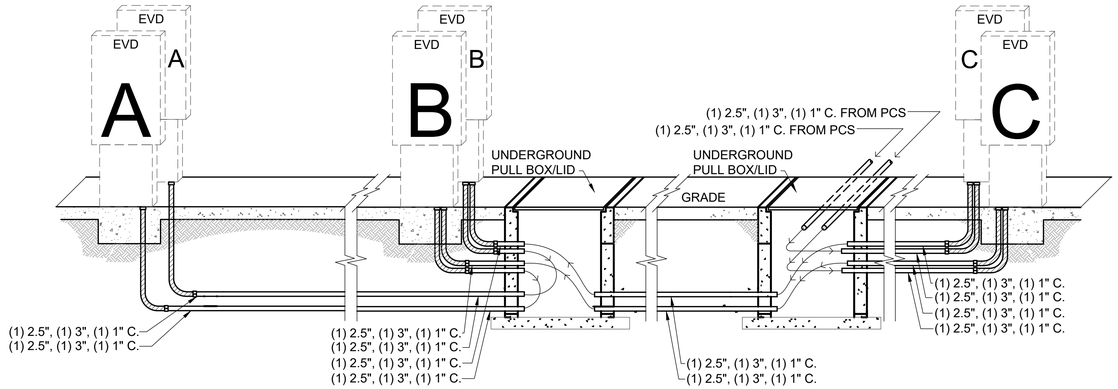
1 / E3.02 TYP. CONDUIT TRENCHING DETAIL

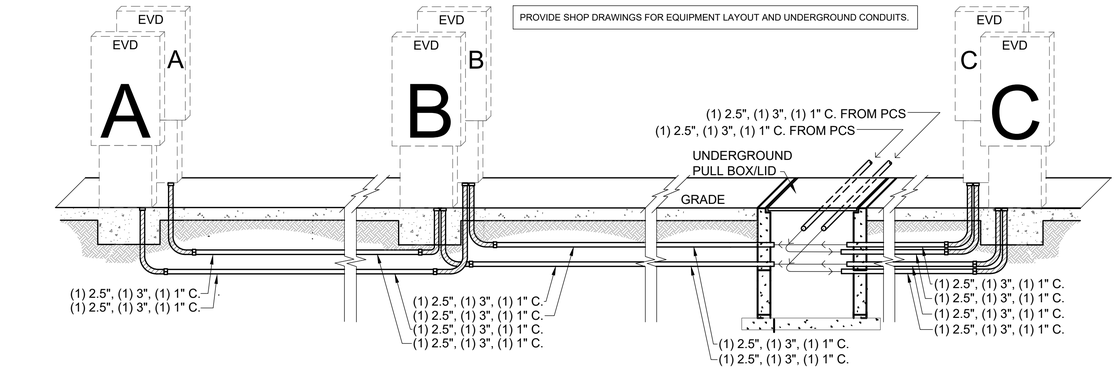
NO SCALE



2 / E3.02 GROUND ROD AND BOX DETAIL

NO SCALE



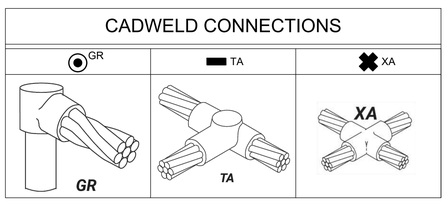


4 / E3.02 EXISTING EVD CONDUIT UNDERGROUND DETAIL

NO SCALE

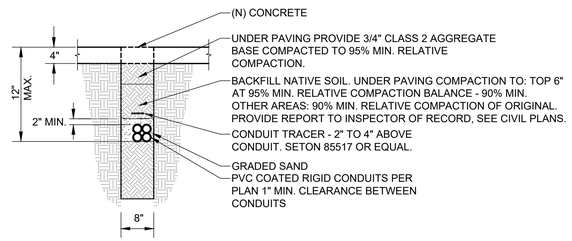
CADWELD CONNECTION LIST	
SYMBOL ITEM	CADWELD DESCRIPTION
GR	GROUND ROD
TA	T-CONNECTION
XA	X-CONNECTION

CADWELD CONNECTIONS



3 / E3.02 CADWELD CONNECTIONS

SCALE : NO SCALE



5 / E3.02 TYP. CONDUIT TRENCHING DETAIL

NO SCALE

M. NEILS ENGINEERING, INC.
Electrical Engineers | Lighting Designers
100 Howe Ave., Suite 235N
Sacramento, CA 95825-8217
www.mneilsengineering.com
Tel: (916) 923-4400

PROJECT #: 21028.21
PROJECT MGR: Julia L. Brodovsky

UNAUTHORIZED CHANGES & USES:
All changes to these plans must be in writing and must be approved by M. Neils Engineering, Inc. preparing these plans will not be responsible for, or liable for unauthorized changes to or uses to these plans.

REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	PC1 COMMENTS	4/10/25	JUB
2	PC2 COMMENTS	6/17/25	JLB

BENCH MARK ELEV. _____

SEE INFORMATION FOR DATUMS ON SURVEY CONTROL SHEET.

FIELD BOOK

SCALE
HORIZ. _____
VERT. _____

CITY# 700055

CITY OF ROSEVILLE CALIFORNIA

PSOMAS
1075 Creekside Ridge Way, Suite 200 Roseville, CA 95678 (916) 788-8122

DESIGNED BY: JESSE BASTIAN DATE 3/2025
CHECKED BY: JESSE BASTIAN DATE 3/2025
DRAWN BY: PETER IVANOV DATE 3/2025

LICENSED PROFESSIONAL ENGINEER JULIA L. BRODOVSKY E 24535 ELECTRICAL STATE OF CALIFORNIA
06-17-2025

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
CITY OF ROSEVILLE CORPORATION YARD
ZERO EMISSION BUS DEPOT PHASE 2 PROJECT

ELECTRICAL DETAILS

SHEET E3.02
2 OF 16

Plotted: 06/17/2025 15:10:18. | Drawing: P:\2021 Projects\Psomas\21028.21 Roseville Zero Emission\Edwgs_DELTA 2 – EDWGS\21028.21 E3.01–E3.04 – Electrical Details.dwg | Layout: E3.02 | By: jbrodovsky

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GENERAL NOTES

1. ABB LEVEL 2 TERRA AC IS THE BASIS OF DESIGN. COORDINATE WITH EXISTING FIELD CONDITIONS.
2. DIMENSIONS ARE SHOWN IN MILIMETERS AND [INCHES] IN BRACKETS.

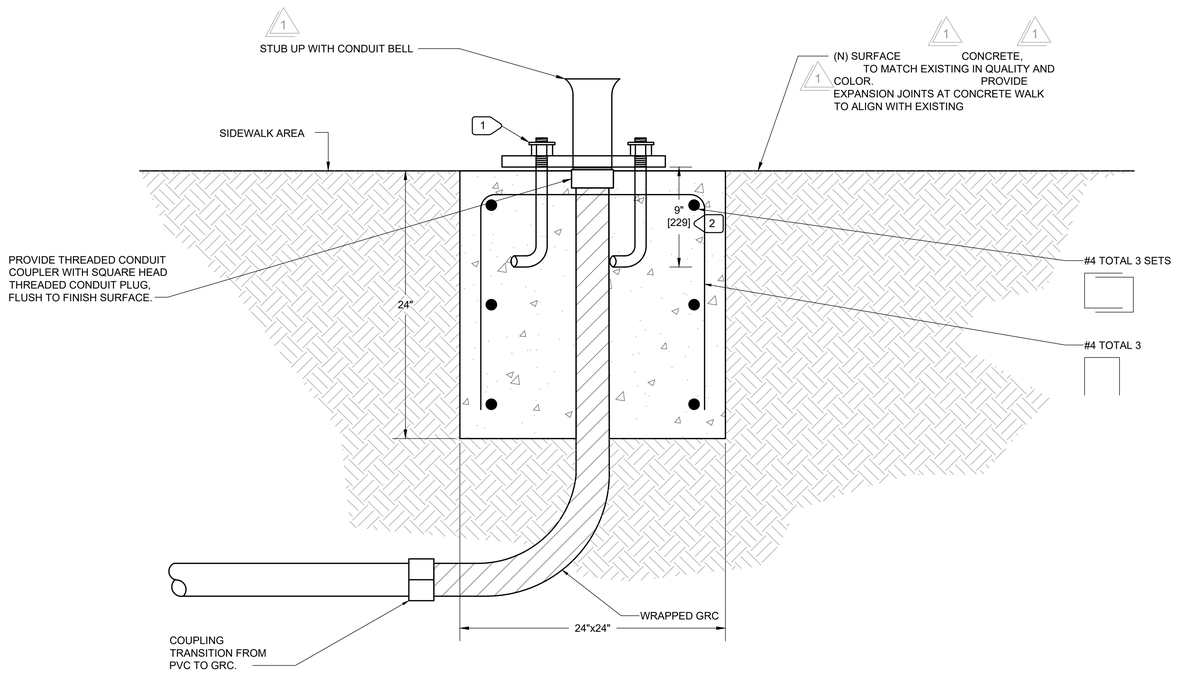
NUMBERED NOTES

1. TORQUE EACH NUT TO 60FT-LB.
2. ANCHOR BOLTS MUST EXTEND 9" [229mm] BELOW THE CONCRETE.
3. NOT USED.



1 E3.03 TYPICAL "EVCS" CHARGER ELEVATION

NO SCALE



HARDSCAPE

2 E3.03 "EVCS" FOOTING AND CONDUIT STUB DETAIL

NO SCALE

APPLIES TO ALL STUB-UPS FOR EVCS, SEE SITE PLAN FOR LOCATIONS

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1	PC1 COMMENTS	4/10/25	JUB
2	PC2 COMMENTS	6/17/25	JLB

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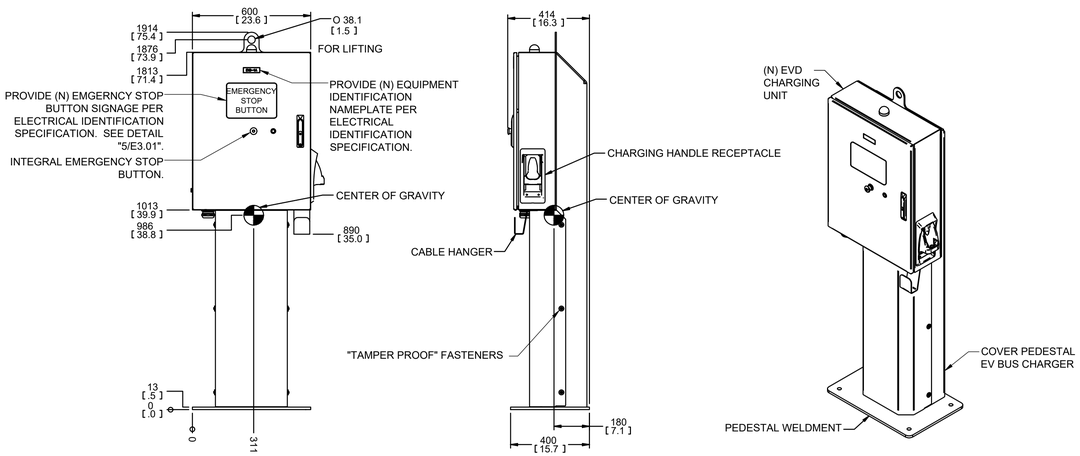
ELECTRICAL DETAILS

SHEET E3.03 2 OF 16

Plotted: 06/17/2025 15:10:19. | Drawing: P:\2021 Projects\Psomas\21028.21 Roseville Zero Emission\Edwgs_DELTA 2 - EDWGS\21028.21 E3.01-E3.04 - Electrical Details.dwg | Layout: E3.03 | By: jbrodovsky

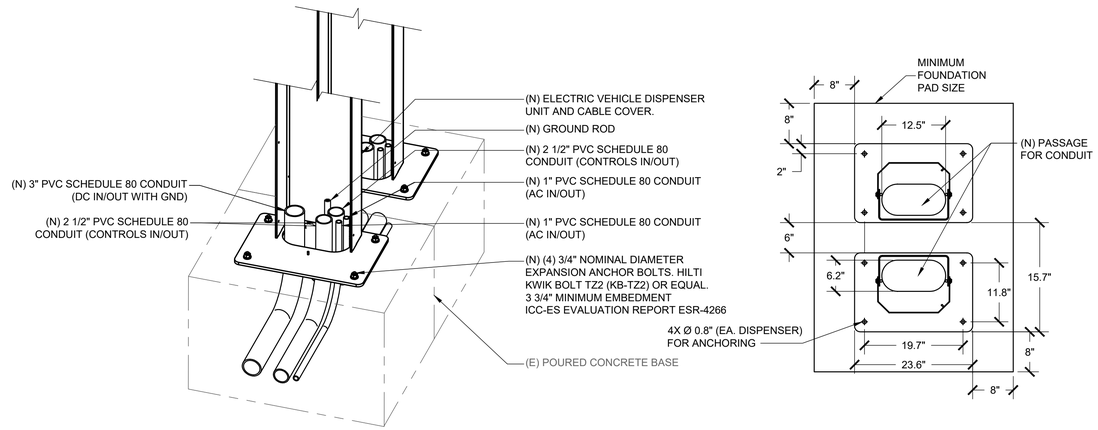
GENERAL NOTES

1. ABB 150KW HEAVY VEHCILE CHARGER (HVC) IS THE BASIS OF DESIGN. DETAILS SHOWN ON THIS SHEET ARE INSERTED FROM THE ABB INSTALLATION GUIDE AND MUST BE COORDINATED WITH EXISTING FIELD CONDITIONS.
2. DIMENSIONS ARE SHOWN IN MILIMETERS AND [INCHES] IN BRACKETS.



1 E3.04 — TYPICAL "EVD" CHARGER PEDESTAL ELEVATION

NO SCALE



2 E3.04 — TYPICAL "EVD" ELECTRIC VEHICLE DEPOT BACK TO BACK FOUNDATION

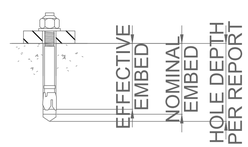
NO SCALE

POST-INSTALLED ANCHORS

30STN001

1. ANCHOR TYPE, SIZE & EMBEDMENT SHALL BE AS INDICATED IN DRAWINGS. POST-INSTALLED ANCHORS FOR REPAIR SHALL BE EVALUATED ON A CASE BY CASE BASIS. NOTIFY STRUCTURAL ENGINEER FOR REPAIRS.
2. ALL EMBEDMENT DEPTHS CALLED OUT IN DRAWINGS REFER TO EFFECTIVE EMBEDMENT UNLESS OTHERWISE NOTED. SEE DIAGRAM BELOW AND ICC REPORTS.
3. ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS GIVEN IN THE EVALUATION REPORT. PROVIDE MINIMUM EMBEDMENT PROVIDED IN ICC ESR REPORT UNLESS NOTED OTHERWISE.
4. PROVIDE SPECIAL INSPECTION AS INDICATED IN THE STATEMENT OF STRUCTURAL SPECIAL INSPECTIONS AND TESTING.
5. WHEN INSTALLING POST-INSTALLED ANCHORS IN EXISTING CONCRETE OR MASONRY, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING EXISTING REINFORCING BARS. MAINTAIN A MINIMUM CLEARANCE OF ONE INCH BETWEEN THE REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN. DO NOT INSTALL ANCHORS WITHIN 1 1/2" OF CMU HEAD JOINTS. DO NOT INSTALL ANCHORS IN PRESTRESSED CONCRETE ELEMENTS.

INSTALLED ANCHOR DIAGRAM



EXPANSION ANCHOR

3 E3.04 — POST-INSTALLED ANCHOR

NO SCALE

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100 Howe Ave., Suite 235N
Sacramento, CA 95825-8217
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BENCH MARK ELEV. _____

SEE INFORMATION FOR DATUMS ON SURVEY CONTROL SHEET.

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ELECTRICAL DETAILS

SHEET E3.04
2 OF 16

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ELECTRICAL SPECIFICATIONS

PART 1 - GENERAL

1.1 REQUIREMENTS

A. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO RECONSTRUCT THE BUILDING IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR). SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH SAID TITLE 24, CALIFORNIA CODE OF REGULATIONS, A REQUEST FOR INFORMATION DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE START OF ANY WORK.

1.2 WORK INCLUDED

A. THE DRAWINGS REPRESENT THE GRAPHIC PICTORIAL PORTIONS OF THE WORK. THE WORK (MEANING ALL MATERIALS, CONSTRUCTION METHODS, AND SERVICES NECESSARY TO COMPLETE THE TOTAL CONSTRUCTION PROJECT) SHALL BE INCLUDED IN THE CONTRACTOR'S BID. THE WORK, INCLUDING DIMENSIONS, QUALITY AND WORKMANSHIP, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

1.3 CODE COMPLIANCE

A. PERFORM ALL WORK IN ACCORDANCE WITH THE FOLLOWING CODES. THE LATEST EDITION, OR SUPPLEMENT, OR AMENDMENT THERETO IN EFFECT AT THE TIME OF SUBMITTAL OF BID SHALL BE CONSIDERED TO BE THE ISSUE IN EFFECT (UNLESS SHOWN OTHERWISE) OF ALL APPLICABLE LAWS, CODES, AND REGULATIONS INCLUDING, BUT NOT LIMITED TO:

1. CALIFORNIA ELECTRICAL CODE (CEC)
2. CALIFORNIA BUILDING CODE (CBC)
3. CALIFORNIA FIRE CODE (CFC)
4. CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (CCR)
5. TITLE 19, CALIFORNIA CODE OF REGULATIONS, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
6. CALIFORNIA GREEN BUILDING STANDARDS CODE
7. ALL APPLICABLE STATE LOCAL CODES AND REGULATIONS

1.4 PERMITS, FEES AND INSPECTIONS

A. OBTAIN ALL PERMITS, WHICH ARE REQUIRED FOR THE WORK.

B. OBTAIN APPROVALS FROM INSPECTOR OF RECORD PRIOR TO FINAL INSPECTION BY AREA INSPECTOR AND OBSERVATION BY OWNER'S REPRESENTATIVE.

1.5 MATERIALS AND SUBSTITUTIONS

A. MATERIALS

1. ALL MATERIAL AND EQUIPMENT SHALL BE UL LISTED, LABELED, OR CERTIFIED FOR INTENDED USE BY A NATIONAL RECOGNIZED TESTING LABORATORY (NRTL) AS RECOGNIZED BY THE U.S. DEPARTMENT OF LABOR, AND OSHA, IF SUCH LISTING IS AVAILABLE FOR THAT TYPE OF MATERIAL OR EQUIPMENT. MATERIAL AND EQUIPMENT SHALL BEAR THE LISTING STICKER IN AN ACCESSIBLE LOCATION.
2. PROVIDE NEW MATERIAL OF THE QUALITY SPECIFIED AND SATISFACTORY TO THE ENGINEER.

B. SUBSTITUTIONS:

1. THE EQUIPMENT INCLUDED IN THE CONTRACT DOCUMENTS IS USED TO ESTABLISH STANDARDS OF QUALITY, UTILITY, AND APPEARANCE. EQUIPMENT WHICH IN THE OPINION OF THE ENGINEER IS EQUAL IN QUALITY, UTILITY, AND APPEARANCE WILL BE APPROVED AS SUBSTITUTIONS TO THAT SPECIFIED.

1.6 DRAWINGS AND SPECIFICATIONS

A. DATA GIVEN HEREIN AND ON THE PLANS ARE AS EXACT AS COULD BE PRACTICALLY SECURED, BUT THEIR ABSOLUTE ACCURACY IS NOT GUARANTEED. PLANS AND SPECIFICATIONS ARE FOR THE ASSISTANCE AND GUIDANCE OF THE CONTRACTOR AND EXACT LOCATIONS, DISTANCES, LEVELS, OBSTRUCTIONS, EXISTING CONDITIONS AND OTHER DATA WILL BE GOVERNED BY THE STRUCTURES.

B. LAYOUTS OF EQUIPMENT, ACCESSORIES, AND WIRING SYSTEMS ARE DIAGRAMMATIC BUT SHALL BE FOLLOWED AS CLOSELY AS POSSIBLE. EXAMINE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND OTHER DRAWINGS, NOTING ALL CONDITIONS THAT MAY AFFECT THIS WORK. REPORT CONFLICTING CONDITIONS TO THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. SHOULD THE CONTRACTOR PROCEED WITH WORK WITHOUT PROPER AUTHORIZATION OR WITHOUT REPORTING THE MATTER, HE DOES SO AT HIS OWN RISK. IF THE ENGINEER DETERMINES THAT CORRECTIONS ARE NEEDED BECAUSE OF THE CONTRACTOR'S ACTIONS, THEY SHALL BE MADE AS DIRECTED BY THE ENGINEER AT THE CONTRACTOR'S EXPENSE.

1.7 WORKMANSHIP

A. FIRMLY AND PERMANENTLY SECURE IN PLACE ALL ELECTRICAL EQUIPMENT TO THE STRUCTURE SO THAT IT IS LEVEL, PLUMB, AND TRUE WITH THE STRUCTURE AND OTHER EQUIPMENT. PERFORM ALL INSTALLATIONS IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS (E.G., UL STANDARDS), MANUFACTURER'S INSTRUCTIONS, DRAWINGS AND SPECIFICATIONS AND WITH THE METHODS RECOMMENDED BY THE NATIONAL ELECTRICAL CONTRACTORS' STANDARD OF INSTALLATION. NOTIFY THE ENGINEER OF ANY CONFLICTS BETWEEN THE DRAWINGS AND SPECIFICATIONS AND THE ABOVE PRIOR TO THE INSTALLATION OF MATERIALS.

B. CAUSE AS LITTLE INTERFERENCE OR INTERRUPTION OF EXISTING UTILITIES AND SERVICES AS POSSIBLE. SCHEDULE ANY POWER OR OTHER UTILITY SHUTDOWN WITH THE CONSTRUCTION COORDINATOR. SHUTDOWNS WHICH MAY BE REQUIRED SHALL BE PRESENTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL TWO WEEKS PRIOR TO COMMENCEMENT OF WORK. SHUTDOWN WORK SHALL BE PERFORMED ON OVERTIME HOURS IF SO DIRECTED BY THE OWNER.

C. ALL UL LISTED, NRTL, OR OTHER LISTED EQUIPMENT SHALL BE INSTALLED AS PER LISTING OR LABELING (I.E., MAXIMUM FUSE SIZE MEANS FUSE PROTECTION REQUIRED).

1.8 RECORD DRAWINGS

A. THE CONTRACTOR SHALL MAINTAIN AT THE JOB SITE OFFICE AN UP TO DATE AS-BUILT DRAWING SET SHOWING ACTUAL INSTALLATION OF ELECTRICAL SYSTEMS AND EQUIPMENT. THIS SET SHALL CONTAIN APPROVED CHANGES AND SHALL BE KEPT CLEAN, UP TO DATE AND IN GOOD CONDITION. INCOMPLETE AS-BUILT MARKUPS WILL BE RETURNED TO THE CONTRACTOR FOR ADDITIONAL DOCUMENTATION OF INSTALLATION; ANY ADDITIONAL TIME TRACING AND DOCUMENTING INFORMATION WILL BE AT THE CONTRACTOR'S EXPENSE.

B. USE THIS SET OF DRAWINGS FOR NO OTHER PURPOSE.

C. WHERE ANY MATERIAL, EQUIPMENT, OR SYSTEM COMPONENTS ARE INSTALLED DIFFERENTLY FROM THAT SHOWN, INDICATE DIFFERENCES CLEARLY AND NEATLY USING INK OR INDELIBLE PENCIL.

D. AT PROJECT COMPLETION, SUBMIT RECORD SET OF FULL SIZE DRAWINGS AND FOUR COPIES ALL MARKED TO SHOW FINAL AS-BUILT CONDITIONS. THESE SHALL BE TURNED OVER TO THE OWNER'S REPRESENTATIVE UPON COMPLETION.

1.9 PROTECTION

A. PROTECT ALL EQUIPMENT AND MATERIALS REQUIRED FOR THE PERFORMANCE OF THIS WORK FROM DAMAGE BY THE ELEMENTS, VANDALISM, OR THEFT DURING CONSTRUCTION.

B. DO NOT SUBJECT THE WORK AND MATERIALS OF OTHER TRADES TO DAMAGE DURING EXECUTION OF THE WORK IN THIS DIVISION OF THE SPECIFICATIONS.

1.10 COORDINATION WITH OTHER TRADES

A. COORDINATE WITH OTHER TRADES AND PROMPTLY TRANSMIT ALL INFORMATION REQUIRED BY THEM. COORDINATE THE SEQUENCE OF CONSTRUCTION WITH OTHER TRADES TO ENSURE THAT ALL WORK PROCEEDS WITH A MINIMUM OF INTERFERENCE AND DELAY.

1.11 EXAMINATION OF SITE

A. EXAMINE THE SITE PRIOR TO BID TO DETERMINE EXISTING SITE CONDITIONS, WHICH MAY AFFECT THE WORK. NO ALLOWANCE WILL BE ALLOWED FOR ANY EXTRA WORK REQUIRED DUE TO A FAILURE TO RECOGNIZE OR NEGLIGENCE TO DISCOVER CONDITIONS PRIOR TO BID.

1.12 STRUCTURAL REQUIREMENT

A. INSTALL ALL NECESSARY SUPPORT SYSTEMS NOT SHOWN ON DRAWINGS TO COMPLY WITH THE CALIFORNIA BUILDING CODE, CHAPTER 16A.

B. CONDUIT OR EQUIPMENT CROSSING AN EXPANSION JOINT SHALL HAVE A FLEX CONNECTION ALLOWING MOVEMENT IN ANY DIRECTION EQUAL TO THE GAP SIZE. PROVIDE VERTICAL SUPPORT AND SEISMIC BRACING AT EACH SIDE OF THE JOINT. PROVIDE SHOP DRAWINGS OF THE FLEX CONNECTION SYSTEM INCLUDING PRODUCT LITERATURE FOR THE EXPANSION OR FLEX MATERIAL PROPOSED FOR USE AT ALL EXPANSION JOINTS, INCLUDING MAXIMUM ALLOWABLE MOVEMENT IN EACH DIRECTION.

C. SECURE ALL ANCHORS FOR ELECTRICAL EQUIPMENT IN A MANNER, WHICH WILL NOT DECREASE THE STRUCTURAL VALUE OF ANY STRUCTURE TO AN UNSAFE LEVEL. INFORM THE ENGINEER OF ANY PROPOSED MODIFICATIONS TO THE STRUCTURE, WHICH INVOLVES CUTTING, OR PATCHING OF CONCRETE, MASONRY, STEEL, OR WOOD IN THE PROJECT

1.13 IDENTIFICATION

A. INSTALL NAMEPLATES ON ELECTRICAL EQUIPMENT INCLUDING:

1. CIRCUIT BREAKERS, DISCONNECT SWITCHES AND STARTERS WHETHER PROVIDED UNDER THIS DIVISION OR SOME OTHER.
2. PANELBOARDS AND TRANSFORMERS.
3. TERMINAL CABINETS AND LIGHTING CONTROL PANELS.
4. LIGHT SWITCHES FOR WHICH THE CONTROL FUNCTIONS ARE NOT EVIDENT.
5. WHERE IT IS NOT OBVIOUS WHICH PIECE OF EQUIPMENT IS POWERED FROM A PARTICULAR DISCONNECT SWITCH, PROVIDE NAMEPLATES FOR BOTH DISCONNECT SWITCH AND THE POWERED EQUIPMENT.

B. DESCRIBE ITEM, CONTROL FUNCTION OR SEQUENCE OF OPERATION ON EACH NAMEPLATE.

C. FABRICATE NAMEPLATES OF LAMINATED PHENOLIC PLASTIC, BLACK FRONT AND BACK WITH WHITE CORE FOR NORMAL POWER EQUIPMENT AND SIGNAL. PROVIDE RED FRONT AND BACK WITH WHITE CORE FOR EMERGENCY POWER EQUIPMENT AND FIRE ALARM. BEVEL EDGES. ENGRAVE THROUGH OUTER LAYER TO PRODUCE WHITE LETTERS AND NUMERALS. FOR CONTROL PILOT DEVICES, ENGRAVED METALLIC PLATES, FILLED WITH ENAMEL, ARE ACCEPTABLE. FASTEN NAMEPLATES TO EQUIPMENT WITH NO. 4 PHILLIPS, ROUND HEAD, CADMIUM STEEL, SELF TAPPING SCREWS. USE 1/8-INCH LETTERS ON CIRCUIT BREAKERS, SWITCHES AND OTHER CONTROL DEVICES, AND 1/4-INCH LETTERS ON PANELBOARDS, SWITCHBOARDS AND OTHER MAJOR ELECTRICAL EQUIPMENT. SUBMIT LABEL DESIGNATIONS AS PART OF CORRESPONDING EQUIPMENT SUBMITTAL.

D. EQUIPMENT IDENTIFICATION IS TO INDICATE THE FOLLOWING:

1. EQUIPMENT ID ABBREVIATION.
2. VOLTAGE, PHASE AND WIRES.
3. NORMAL, EMERGENCY (INDICATE BRANCH) OR OTHER SYSTEM.
4. POWER SOURCE.

1.14 TESTS

A. TAKE PRECAUTION DURING THE TESTING PERIOD TO ENSURE THE SAFETY OF PERSONNEL AND EQUIPMENT.

B. COMPONENT TESTS:

1. GROUNDING SYSTEMS, FOR RESISTANCE TO EARTH. PROVIDE ADDITIONAL GROUNDING ELECTRODES, IF SEPARATELY DERIVED SYSTEM GROUND RESISTANCE EXCEEDS 5 OHMS.
2. PRIOR TO ENERGIZING EQUIPMENT, CHECK THE INSULATION RESISTANCE OF FEEDERS SIZED LARGER THAN #2 AWG WITH A 1000 VOLT DC "MEGGER". MINIMUM INSULATION RESISTANCE VALUES SHALL NOT BE LESS THAN 50 MEGA OHMS.

C. FUNCTIONAL TESTS:

1. PERFORM ALL TESTS SUGGESTED BY THE EQUIPMENT MANUFACTURERS.
2. VERIFY THAT EVERYTHING INSTALLED AS PART OF THE SCOPE OF WORK FUNCTIONS PROPERLY. VERIFY THAT ANY WORK PERFORMED DID NOT ADVERSELY AFFECT EXISTING SYSTEMS OR EQUIPMENT (E.G., THAT AFTER REMOVING A DEVICE FROM A BRANCH CIRCUIT THAT THE REMAINING EXISTING BRANCH CIRCUIT CONTINUITY WAS MAINTAINED).

1.15 ARC FLASH

A. PERFORM AN INCIDENT ENERGY STUDY IN ACCORDANCE WITH THE IEEE 1584-2004A, "IEEE GUIDE FOR PERFORMING ARC FLASH HAZARD CALCULATIONS" AS REFERENCED IN NFPA 70E, "STANDARD FOR ELECTRICAL SAFETY IN THE WORKPLACE", 2009 REVISION, IN ORDER TO QUANTIFY THE HAZARD FOR SELECTION OF PERSONAL PROTECTIVE EQUIPMENT (PPE). TABLES THAT ASSUME FAULT CURRENT LEVELS AND CLEARING TIME FOR PROPER PPE SELECTION ARE NOT ACCEPTABLE. ASSIST THE OWNER IN SELECTING APPROPRIATE COMBINATIONS OF PPE PRIOR TO THE FINAL ANALYSIS AND PREPARATION OF EQUIPMENT LABELS.

B. LABELS

1. BASED ON THE RESULTS OF THE INCIDENT ENERGY STUDY, PROVIDE AND INSTALL A WARNING LABEL (ORANGE <40 CAL/CM2) OR DANGER LABEL (RED > 40 CAL/CM2) FOR EACH PIECE OF EQUIPMENT IN ACCORDANCE WITH ANSI Z535.4-2002. THE LABEL MUST BE READABLE IN BOTH INDOOR AND OUTDOOR ENVIRONMENTS FOR AT LEAST 3 YEARS AND CONTAIN THE FOLLOWING INFORMATION:
   a. ARC HAZARD BOUNDARY (INCHES)
   b. WORKING DISTANCE (INCHES)
      1) ARC FLASH INCIDENT ENERGY AT THE WORKING DISTANCE (CALORIES/ CM2), PPE CATEGORY AND DESCRIPTION INCLUDING THE GLOVE RATING
         (a) VOLTAGE RATING OF THE EQUIPMENT
         (b) LIMITED APPROACH DISTANCE (INCHES)
         (c) RESTRICTED APPROACH DISTANCE (INCHES)
         (d) PROHIBITED APPROACH DISTANCE (INCHES)
         (e) EQUIPMENT/BUS NAME
         (f) DATE PREPARED
         (g) SUPPLIER NAME AND ADDRESS

PART 2 - PRODUCTS

2.1 RACEWAYS

A. RIGID STEEL CONDUIT.

1. ANSI C80.1, MINIMUM SIZE 3/4 INCH.
2. THREADED FITTINGS, GALVANIZED.
3. LOCKNUTS, 3/4 INCH TO 1-1/2 INCH, HEAVY NUT STEEL.
4. LOCKNUTS, 1-1/2 INCH AND LARGER, MALLEABLE IRON.
5. INSULATED BUSHINGS, MALLEABLE IRON WITH PLASTIC OR NYLON INSERT, OZ IBC THREADED SERIES, RACO 113X AND 112X SERIES, APPLETON "GIB" SERIES OR EQUAL.
6. THREE PIECE CONDUIT COUPLINGS, MALLEABLE IRON, T & B ERICKSON, APPLETON EC SERIES, OZ 4 SERIES, OR EQUAL.

B. ELECTRICAL METALLIC TUBING (EMT):

1. ROLLED STEEL ANSI C80.3.
2. FITTINGS, RAIN TIGHT COMPRESSION GLAND, STEEL, PLATED WITH ZINC OR CADMIUM FOR WET LOCATIONS AND SET-SCREW STEEL FOR DRY LOCATIONS.
   a. COUPLINGS:
      1) COMPRESSION TYPE: OZ 6050S SERIES, RACO 291X AND 296X SERIES, APPLETON 6000SR SERIES, OR EQUAL.
      2) SET-SCREW TYPE: OZ 5050S SERIES, RACO 202X AND 215X SERIES, APPLETON 5000S SERIES, OR EQUAL.
   b. CONNECTORS, INSULATED THROAT:
      1) COMPRESSION TYPE: OZ 7050ST SERIES, RACO 291X AND 296X SERIES, APPLETON 7000SRT SERIES, OR EQUAL. SET-SCREW TYPE: OZ 4050ST SERIES, RACO 212X AND 216X SERIES, APPLETON 4000ST SERIES, OR EQUAL.
   c. ADAPTER, EMT TO RIGID STEEL, ZINC OR CADMIUM PLATED MALLEABLE IRON, OZ, T & B, EFCOR, OR EQUAL.
3. MAXIMUM SIZE, 2 INCH, EXCEPT FOR TELECOMMUNICATIONS, 4 INCH.

C. FLEXIBLE METAL CONDUIT:

1. FABRICATE FROM GALVANIZED STEEL STRIP, MINIMUM SIZE 1/2 INCH.
2. CONNECTORS, T & B "TITE BITE", WITH INSULATED THROAT, OR EQUAL.
3. LENGTH, NOT GREATER THAN 18 INCHES EXCEPT CONNECTIONS TO LIGHT FIXTURES IN SUSPENDED CEILINGS OR CONDUIT FISHED INTO EXISTING WALLS MAY BE A MAXIMUM OF 6 FEET. ALLOW SLACK FOR MOVEMENT OF CONNECTED EQUIPMENT. SUPPORT AS REQUIRED.

D. LIQUID-TIGHT FLEXIBLE METAL CONDUIT:

1. FABRICATE FROM GALVANIZED STEEL STRIP, JACKETED WITH PVC, MINIMUM SIZE 1/2 INCH.
2. STRAIGHT CONNECTORS, CADMIUM PLATED STEEL OR MALLEABLE IRON, INSULATED THROAT AND NEOPRENE SEALING RING, OZ "4Q T" SERIES, T & B "5330" SERIES, RACO 351X AND 252X SERIES, OR EQUAL.
3. ANGLE CONNECTORS, CADMIUM PLATED STEEL OR MALLEABLE IRON, INSULATED THROAT AND NEOPRENE SEALING RING, OZ, T & B, RACO, OR EQUAL, COMPARABLE TO STRAIGHT CONNECTORS.
4. HARDWARE, CADMIUM PLATED STEEL.
5. LENGTH, NO GREATER THAN 18 INCHES. ALLOW SLACK FOR MOVEMENT OF CONNECTED EQUIPMENT.

E. PVC CONDUIT:

1. SCHEDULE 40, NEMA TC2, TYPE II UNDERGROUND INSTALLATION.
2. MINIMUM SIZE, 1 INCH.
3. SCHEDULE 80, SCHEDULE 40 ENCASED IN CONCRETE OR RIGID CONDUIT WRAPPED FOR EMERGENCY SYSTEM.
4. ELBOWS, SCHEDULE 40 OR RIGID CONDUIT, ENCASED IN CONCRETE FOR SIZES 2 INCH AND LARGER.
5. EXTENSIONS ABOVE GRADE, RIGID STEEL (EXPOSED), EMT (CONCEALED INDOORS).
6. ADAPTERS, PVC TO RIGID STEEL, THREADED PLASTIC.

2.2 SUPPORTING DEVICES

A. CONDUIT SUPPORTS:

1. WET LOCATIONS:
   a. ONE HOLE GALVANIZED MALLEABLE IRON STRAP WITH GALVANIZED MALLEABLE OR CAST IRON CLAMP BACK, OZ/GEDNEY TYPE 14-G.
2. DRY LOCATIONS:
   a. GALVANIZED STEEL STRAPS, OZ/GEDNEY TYPE 5-S AND 14-S, T & B, APPLETON EQUIVALENT, OR EQUAL.
3. PLUMBERS PERFORATED STRAP IS NOT ACCEPTABLE.
4. HANGER ROD, 3/8 INCH, MINIMUM GALVANIZED ALL THREAD ROD OR AS DETAILED FOR SPECIFIC USE.

B. CONDUIT RACKS:

1. FRAMING CHANNEL, STEEL, KINDORF, UNISTRUT, B-LINE, OR EQUAL.
2. CHANNEL AND HARDWARE SHALL BE HOT-DIP OR ELECTRO-GALVANIZED, EXCEPT THAT CHANNEL USED INDOORS IN DRY LOCATIONS MAY BE PAINTED.
3. CHANNELS ATTACHED TO BUILDING OR STRUCTURE SURFACES, 14 GAUGE, 1-5/8 INCH WIDE BY 13/16 INCH DEEP. OTHER CHANNELS, 12 GAUGE MINIMUM, 1-5/8 INCHES WIDE BY 1-5/8 INCHES DEEP, MINIMUM.
4. CONSTRUCT RACKS TO LIMIT DEFLECTION TO 1/360 OF SPAN.
5. LOAD ON TRAPEZE, ROD TYPE HANGERS, CONCRETE INSERTS AND BEAM CLAMPS, NOT TO EXCEED 700 POUNDS PER HANGER. PROVIDE RIGID FRAMES IF LOAD EXCEEDS 700 POUNDS PER HANGER.

C. ANCHOR METHODS:

1. HOLLOW MASONRY, TOGGLE BOLTS OR SPIDER TYPE EXPANSION ANCHORS.
2. SOLID MASONRY, MALLEABLE IRON EXPANSION ANCHORS OR PRESET INSERTS.
3. METAL SURFACES, MACHINE SCREWS, BOLTS OR WELDED STUDS.
4. WOOD SURFACES, WOOD SCREWS, LAG BOLTS.
5. CONCRETE SURFACES, SELF-DRILLING ANCHORS OR POWDER DRIVEN STUDS.
6. RACEWAY AND FIXTURES SHALL NOT BE SUPPORTED SOLELY FROM GYPSUM BOARD CEILINGS.

2.3 PRECAST CONCRETE BOXES

A. PROVIDE HIGH-DENSITY REINFORCED CONCRETE PULL AND JUNCTION BOXES WITH H-20 TRAFFIC RATING. BOXES SHALL HAVE END AND SIDE KNOCKOUTS AND BE AS MANUFACTURED BY CHRISTY, FORNI, BROOKS, OR APPROVED EQUAL. FABRICATED BOXES WITH NON-SETTLING SHOULDERS TO FACILITATE MAINTAINING GRADE DURING BACKFILLING. UNLESS NOTED OTHERWISE, PROVIDE GALVANIZED STEEL CHECKER PLATE COVERS WITH HOLD-DOWN BOLTS, IDENTIFIED AS FOLLOWS:

SYSTEM	IDENTIFICATION
POWER - 100 VOLTS TO 600 VOLTS	ELECTRICAL
LESS THAN 100 VOLTS	TEL, CABLE, FIRE ALARM, ETC. AS APPLICABLE

2.4 WIRE AND CABLE

A. CONDUCTOR: INSULATED COPPER, INDIVIDUAL CONDUCTORS, 98 PERCENT CONDUCTIVITY.

1. POWER CONDUCTORS, #12 AWG, MINIMUM TO 750 MCM, STRANDED.
2. CONTROL CONDUCTORS #14 AWG, MINIMUM TO #10 AWG, STRANDED.

B. INSULATION:

1. RATED 600 VOLTS AND 90 DEGREE CELSIUS AS FOLLOWS:

ITEM	SIZE (AWG)	INSULATION TYPE
BRANCH CIRCUITS (DRY AND DAMP LOCATIONS)	#12 TO #4/0	THHN
BRANCH CIRCUITS (WET)	#12 TO #4/0	THWN-2(OKONITE FOR #12-10, OR EQUAL)
FIXTURE TAPS (DRY & DAMP)	#12	THHN
FEEDERS (DRY & DAMP)	#12 TO #750 MCM	THHN
FEEDERS (WET)	#12 TO #750 MCM	RHW-2, USE-2,THWN-2, XHHW-2
CONTROLS (DRY & DAMP)	#14 TO #10	THHN
CONTROLS (WET)	#14 TO #10	THWN-2 (OKONITE OR EQUAL)

2.5 WIRE CONNECTIONS

A. CONNECT WIRE TO BINDING POST SCREW, STUD, BOLT OR BUS AS FOLLOWS:

1. #10 AWG AND SMALLER CONDUCTORS, COMPRESSION TYPE, NYLON, SELF INSULATED GRIP SPADE LUGS, T & B "STA KON", 3M SCOTCHLOK MNG, PANDUIT "PAN TERM", OR EQUAL.
2. #8 AWG TO #750 MCM COPPER CONDUCTORS, SOLDERLESS COPPER LUG TYPE CONNECTORS, WITH HEX HEAD OR ALLEN TYPE COMPRESSION SET SCREWS WITH CONFIGURATION TO SUIT APPLICATION, T & B "LOCKTITE", BURNDY "QA", OZ TYPE "XL" OR "XLH", OR EQUAL. USE TWO SCREW LUGS FOR WIRE #4/0 AND LARGER.

B. SPLICE WIRE AS FOLLOWS:

1. #10 AWG AND SMALLER CONDUCTORS, TWIST ON SOLDERLESS, INSULATED SPRING CONNECTORS, 3M "SCOTCHLOKS", T & B "PIGGYS" OR EQUAL.

C. SIZE, INSTALL AND TIGHTEN WIRE TERMINAL AND SPLICE CONNECTORS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

2.6 TAPE

A. WIRE SPLICES: VINYL PLASTIC ELECTRICAL TAPE, 8.5 MIL AND 4.0 MIL, SCOTCH 33.

B. CONDUIT WRAPPING: 10 MIL VINYL WRAPPING TAPE, MINNESOTA MINING AND MANUFACTURING COMPANY (3M) SCOTCHWRAP 50, PLYMOUTH 4611, OR EQUAL.

2.7 WIRING ACCESSORIES

A. IDENTIFY CONDUCTORS WITH SELF ADHESIVE VINYL CLOTH MARKERS, SIZED TO FIT THE CONDUCTOR INSULATION, WITH MACHINE PRINTED BLACK MARKING, W.H. BRADY, THOMAS AND BETTS, OR EQUAL.

B. WIRE TIES:

a. NYLON, ADJUSTABLE, AND SELF-LOCKING.

2.8 ALL TRANSFORMERS

A. DESCRIPTION: FACTORY-ASSEMBLED, DRY TYPE TRANSFORMERS FOR 60 HZ OPERATION DESIGNED AND MANUFACTURED IN ACCORDANCE WITH NEMA ST 20 AND LISTED AND LABELED BY UNDERWRITERS LABORATORIES INC. AS SUITABLE FOR THE PURPOSE SPECIFIED AND INDICATED.

B. UNLESS NOTED OTHERWISE, TRANSFORMER RATINGS INDICATED ARE FOR CONTINUOUS LOADING ACCORDING TO IEEE C57.96 UNDER THE FOLLOWING SERVICE CONDITIONS:

1. ALTITUDE: LESS THAN 3,300 FEET.
2. AMBIENT TEMPERATURE: NOT EXCEEDING 86 DEGREES F AVERAGE OR 104 DEGREES F MAXIMUM MEASURED DURING ANY 24 HOUR PERIOD.

C. CORE: HIGH GRADE, NON-AGING SILICON STEEL WITH HIGH MAGNETIC PERMEABILITY AND LOW HYSTERESIS AND EDDY CURRENT LOSSES. KEEP MAGNETIC FLUX DENSITIES SUBSTANTIALLY BELOW SATURATION POINT, EVEN AT 10 PERCENT PRIMARY OVERVOLTAGE. TIGHTLY CLAMP CORE LAMINATIONS TO PREVENT PLATE MOVEMENT AND MAINTAIN CONSISTENT PRESSURE THROUGHOUT CORE LENGTH.

D. IMPREGNATE CORE AND COIL ASSEMBLY WITH NON-HYDROSCOPIC THERMO-SETTING VARNISH TO EFFECTIVELY SEAL OUT MOISTURE AND OTHER CONTAMINANTS.

E. BASIC IMPULSE LEVEL: 10 KV.

F. GROUND CORE AND COIL ASSEMBLY TO ENCLOSURE BY MEANS OF A VISIBLE FLEXIBLE COPPER GROUNDING STRAP.

G. ISOLATE CORE AND COIL FROM ENCLOSURE USING VIBRATION-ABSORBING MOUNTS.

H. NAMEPLATE: INCLUDE TRANSFORMER CONNECTION DATA, RATINGS, WIRING DIAGRAMS, AND OVERLOAD CAPACITY BASED ON RATED WINDING TEMPERATURE RISE.

2.9 DRY TYPE POWER TRANSFORMERS

A. GENERAL: PROVIDE DRY TYPE POWER TRANSFORMERS, FOR LIGHTING AND GENERAL POWER APPLICATIONS, RATED AS INDICATED.

B. TRANSFORMERS SHALL BE DESIGNED FOR CONTINUOUS OPERATION AT RATED KVA, FOR 24 HOURS A DAY, YEARLY OPERATION, WITH NORMAL LIFE EXPECTANCY AS DEFINED IN AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) C57.96.

C. SHIPPING: PROVIDE LIFTING HOLES, ACCESSIBLE WITHOUT REMOVAL OF ANY OF THE ENCLOSURE COMPONENTS.

D. INSULATION, AS LISTED:

INSULATION SIZE	TEMPERATURE CLASS	RATING	HOT SPOT ALLOWANCE
2 KVA AND BELOW	NEMA B OR BETTER	80 DEGREES C RISE	30 DEGREES C
3 KVA THRU 15 KVA	NEMA F OR BETTER	115 DEGREES C RISE	30 DEGREES C
15 KVA AND ABOVE	NEMA H	150 DEGREES C RISE	30 DEGREES C

E. BASE TEMPERATURE RATING AND HOT SPOT ALLOWANCES IN THE ABOVE TABLE ON A 40 DEGREES C MAXIMUM AMBIENT TEMPERATURE AND 30 DEGREES C AVERAGE AMBIENT TEMPERATURE.

F. OVERLOAD CAPACITY: 10 PERCENT ABOVE FULL LOAD RATING CONTINUOUSLY IN AN AMBIENT NOT EXCEEDING 40 DEGREES C.

G. CASE TEMPERATURE: MAINTAIN NO MORE THAN A 35 DEGREES C RISE ABOVE A 40 DEGREES C AMBIENT.

H. TAPS, AS LISTED:

TRANSFORMER RATING	PHASE	TAPS
THROUGH 10 KVA	SINGLE	NONE
15 KVA THRU 2 KVA	SINGLE	(2) 5 PERCENT FCBN
6 KVA THRU 15 KVA	THREE	(2) 5 PERCENT FCBN
30 KVA AND LARGER	SINGLE AND THREE	(2) 2-1/2% FCAN & (4) 2-1/2% FCBN WHERE FCBN - FULL CAPACITY BELOW NORMAL.

M. NEILS
ENGINEERING, INC.
Electrical Engineers | Lighting Designers
100 Howe Ave., Suite 235N
Sacramento, CA 95825-8217
www.mneilsengineering.com
Tel: (916) 923-4400
PROJECT #: 21028.21
PROJECT MGR: Julia L. Brodovsky

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REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PC1 COMMENTS	4/10/25	JUB
2	PC2 COMMENTS	6/17/25	JLB

BENCH MARK ELEV. _____

SEE INFORMATION FOR DATUMS ON SURVEY CONTROL SHEET.

FIELD BOOK

SCALE
HORIZ. _____
VERT. _____

CITY# 700055

CITY OF ROSEVILLE CALIFORNIA

PSOMAS
1075 Creekside Ridge Way, Suite 200 Roseville, CA 95678 (916) 788-8122

DESIGNED BY: JESSE BASTIAN DATE 3/2025
CHECKED BY: JESSE BASTIAN DATE 3/2025
DRAWN BY: PETER IVANOV DATE 3/2025

LICENSED PROFESSIONAL ENGINEER JULIA L. BRODOVSKY E 24535 STATE OF CALIFORNIA ELECTRICAL
06-17-2025

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
CITY OF ROSEVILLE CORPORATION YARD
ZERO EMISSION BUS DEPOT PHASE 2 PROJECT

ELECTRICAL SPECIFICATIONS

SHEET E4.01
2 OF 16

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ELECTRICAL SPECIFICATIONS

I. SOUND LEVELS, NOT TO EXCEED LISTED VALUES, AS DETERMINED BY NEMA STANDARDS:

SIZE	SOUND LEVEL IN DB
THROUGH 9 KVA	40
10 THROUGH 50 KVA	45
51 THROUGH 150 KVA	50
151 THROUGH 300 KVA	55
301 THROUGH 500 KVA	60
501 THROUGH 700 KVA	62
701 THROUGH 1000 KVA	64

J. MOUNTING, SUITABLE AS LISTED:
1. SINGLE PHASE TRANSFORMERS: WALL
2. THREE PHASE TRANSFORMERS, THROUGH 15 KVA: WALL.
3. THREE PHASE TRANSFORMERS, 15 KVA AND ABOVE: FLOOR OR CEILING HUNG CHANNEL.

L. PROVIDE CONDUIT KNOCKOUTS FOR LINE AND LOAD CONDUIT ENTRANCE.

M. ENCLOSURE:
1. UNITS RATED 30 KVA AND BELOW, THE ENCAPSULATED ENCLOSURE CONSTRUCTION SHALL BE TOTALLY ENCLOSED, NON-VENTILATED, NEMA 3R, WITH LIFTING EYES.
2. UNITS RATED 15 KVA AND ABOVE, THE ENCLOSURE CONSTRUCTION SHALL BE VENTILATED, NEMA 2, DRIP-PROOF, WITH LIFTING HOLES. ALL VENTILATION OPENINGS SHALL BE PROTECTED AGAINST FALLING DIRT.
3. OUTDOOR UNITS RATED 15 KVA OR ABOVE, PROVIDE SUITABLE WEATHER-SHIELDS OVER VENTILATION OPENINGS.

N. FINISH: DEGREASE, CLEAN, PHOSPHATIZE, PRIME AND FINISH ALL INTERIOR AND EXTERIOR SURFACES WITH BAKED ENAMEL, COLOR ANSI 61 OR STANDARD FACTORY GRAY.

O. CONNECT A GROUNDING STRAP FROM THE SECONDARY NEUTRAL TO A GROUNDING LUG ON THE ENCLOSURE.

P. TERMINALS: SOLDERLESS LUG TYPE CONNECTORS, WITH HEX-HEAD OR ALLEN TYPE COMPRESSION SET SCREWS WITH CONFIGURATION TO SUIT APPLICATION T & B "LOCKTITE", BURNDY "QA", OZ TYPE "XL" OR "XLH" OR EQUAL.

Q. SUBJECT TRANSFORMERS 25 KVA ABOVE TO LISTED PRODUCTION TEST AT FACTORY:
1. APPLIED POTENTIAL: 4 KVA.
2. INDUCED POTENTIAL: 2 TIMES NORMAL TO 7200HZ.
3. VOLTAGE.
4. PHASE RELATION.
5. CONTINUITY.

R. PERFORM THE LISTED STANDARD TESTS ON UNIT OF IDENTICAL DESIGN:
1. NO-LOAD LOSSES.
2. TOTAL LOSSES.
3. SOUND LEVELS.
4. TEMPERATURE RISE.
5. IMPULSE.
6. IMPEDANCE.
7. INDUCED POTENTIAL.
8. APPLIED POTENTIAL.

S. SUBMIT CERTIFIED TEST REPORTS FOR PRODUCTION AND STANDARD TESTS AS PART OF SUBMITTAL.

T. MANUFACTURER: CUTLER-HAMMER, GENERAL ELECTRIC, SORGEL.

2.10 CIRCUIT BREAKERS

A. PROVIDE BOLTED-TYPE THERMAL MAGNETIC, MOLDED CASE, WITH INVERSE TIME CURRENT OVERLOAD, AND INSTANTANEOUS MAGNETIC TRIPS, TRIP-FREE AND TRIP-INDICATING. ALL POLES OF MULTI-POLE DEVICE SHALL OPERATE SIMULTANEOUSLY DURING OPEN, CLOSE AND TRIP OPERATIONS. PROVIDE CIRCUIT BREAKERS INDICATED WITH VOLTAGE AND INTERRUPTING CAPACITY NOT LESS THAN EXISTING.

2.11 PEDESTAL TYPE DISTRIBUTION EQUIPMENT AND CONTROL CABINETS

A. CONSTRUCTION:
1. ENCLOSURE: FABRICATE PEDESTALS FROM SHEET STEEL, TWELVE (12) GAUGE EXTERIOR, FORTEEN (14) GAUGE INTERIOR. WELD THE ENTIRE ENCLOSURE ASSEMBLY, WITH ALL WELDS GROUND SMOOTH. CONFORM TO NEMA 3R AND NEMA 12 STANDARDS. PROVIDE DUST-TIGHT DOORS, WITH NEOPRENE GASKETING.
2. PROVIDE EXTERIOR DOOR WITH LENSED WINDOW FOR UTILITY METER VIEWING A THREE-POINT LATCHING ASSEMBLY WITH A HEAVY DUTY PAD-LOCKABLE HANDLE. PROVIDE DEADFRONT, FREE STANDING ASSEMBLIES, FOR MOUNTING TO AN ANCHOR BOLT BASE. HINGE EXTERIOR DOOR AND DEADFRONT INTERIOR PEDESTAL WITH A CONTINUOUS PIANO TYPE, STAINLESS STEEL HINGE, WITH A MINIMUM THREE_THIRTY_SECOND (3/32) INCH PIN. PROVIDE NO SCREWS, RIVETS, OR BOLTS VISIBLE OUTSIDE THE ENCLOSURE. ALL SCREWS, BOLTS, NUTS, AND WASHERS SHALL BE STAINLESS STEEL.
3. INCOMING LINE: BOTTOM, WITH LUGS FOR TERMINATION OF ELECTRIC SERVICE CONDUCTORS.
4. PROVIDE METER SOCKET TO ALLOW FOR UTILITY METER.
5. FINISH: DEGREASE, CLEAN, PHOSPHATIZE, PRIME AND FINISH ALL INTERIOR AND EXTERIOR SURFACES WITH AN ELECTROSTATICALLY APPLIED BAKED ENAMEL, WHITE INTERIOR, RANCH GREEN EXTERIOR.
6. WIRING: FACTORY CONNECT ALL INTERIOR WIRING TO TERMINAL BLOCKS. PROVIDE TERMINALS FOR FIELD CONNECTIONS. HARNESS WIRING WITH CABLE TIES AND FAN WIRING AT TERMINALS TO FACILITATE IDENTIFICATION. TERMINATE CONDUCTORS FROM THE INTERIOR DEADFRONT HINGED PEDESTAL TO TERMINAL BLOCKS IN THE PEDESTAL INTERIOR, HARNESSED AND RELIEVED FROM STRAIN TO PERMIT A MINIMUM OF 90 DEGREE DOOR SWING. PROVIDE #14 AWG TYPE MTW INTERIOR CONTROL WIRING.
7. NAMEPLATES:
   a. PROVIDE AN ENGRAVED LAMINATED NAMEPLATE IDENTIFYING PEDESTAL AND ALL BREAKERS.
   b. PROVIDE A MANUFACTURER'S NAMEPLATE ON THE DEADFRONT INTERIOR PEDESTAL INDICATING PEDESTAL TYPE, VOLTAGE RATING, CURRENT RATING AND MANUFACTURER'S NAME.

B. BUSSING:
1. PHASE BUS: COPPER CABLE_BUS TYPE SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE OR TIN PLATED COPPER, WITH A MAXIMUM CURRENT DENSITY NOT TO EXCEED ONE THOUSAND (1,000) AMPERES PER SQUARE INCH OF BUS CROSS_SECTIONAL AREA. BRACE BUSSING FOR TWENTY_TWO THOUSAND (22,000) RMS AMPERES, MINIMUM, SHORT CIRCUIT DUTY.
2. NEUTRAL BUS: FULL SIZE, COPPER WITH LUGS FOR CONNECTION OF NEUTRAL CONDUCTORS.
3. GROUND BUS: HALF_SIZE, COPPER, WITH LUGS FOR CONNECTION OF GROUND CONDUCTORS.
4. SPACING: MAINTAIN CODE SEPARATION BETWEEN PHASES AND BETWEEN PHASE AND GROUND.
5. DIRECTORY: PROVIDE A DIRECTORY CARD WHICH FITS INTO SLOTS IN THE BACK OF PEDESAL DOOR. PROTECT DIRECTORY WITH NON_YELLOWING CLEAR PLASTIC.

C. CIRCUIT BREAKERS
1. PROVIDE CIRCUIT BREAKERS FOR MISCELLANEOUS BRANCH CIRCUITS WITH FRAME SIZES AND RATINGS AS SHOWN ON THE PLANS.
2. BOLT-ON, THERMAL MAGNETIC, MOLDED CASE, WITH INVERSE TIME CURRENT OVERLOAD, AND INSTANTANEOUS MAGNETIC TRIPS, TRIP_FREE AND TRIP_INDICATING ALL POLES OF MULTI_POLE DEVICE SHALL OPERATE SIMULTANEOUSLY DURING OPEN, CLOSE AND TRIP OPERATIONS. PROVIDE CIRCUIT BREAKERS INDICATED WITH THE FOLLOWING RATINGS:

PEDESTAL TYPE	CIRCUIT BREAKER FRAME	TRIP RATING (AMPERES)	VOLTAGE (AC RATING)	SYMMETRICAL AC INTERRUPT CAPACITY
1	100/1 POLE	15-100	120	10,000 MIN
	100/2 AND 3 POLES	15-100	240	10,000 MIN
	150/2 AND 3 POLES	110-150	240	18,000 MIN
	225/3 POLES	125-225	240	22,000 MIN

PEDESTAL TYPE	CIRCUIT BREAKER FRAME	TRIP RATING (AMPERES)	VOLTAGE (AC RATING)	SYMMETRICAL AC INTERRUPT CAPACITY
2	100/1 POLE	15-100	277	14,000 MIN
	100/2 AND 3 POLES	15-100	480	14,000 MIN
	150/2 AND 3 POLES	110-150	480	25,000 MIN
	225/3 POLES	125-225	480	25,000 MIN

3. MOUNT MOTOR CIRCUIT PROTECTORS AND BRANCH CIRCUIT BREAKERS TO STANDOFFS ON THE PEDESTAL BACKPAN, WITH THE HANDLES PROTRUDING THROUGH THE INTERIOR DEADFRONT PEDESTAL.
4. FACTORY TEST EACH PEDESTAL ASSEMBLY FOR CONTINUITY, SHORTS, GROUNDS, AND EACH FUNCTION PRIOR TO SHIPMENT.

2.12 SURGE PROTECTION DEVICES (SPD) (REQUIRED FOR EMERGENCY SYSTEM ONLY CEC 700.8)

A. MEETS OR EXCEEDS SEISMIC REQUIREMENTS SPECIFIED IN CURRENT CALIFORNIA BUILDING CODE EDITION.

B. ANSI/UL 1449 3RD EDITION VOLTAGE PROTECTION RATING (VPR):

CONFIGURATION	L-N MODE	L-G MODE	N-G MODE	L-L MODE
120/240VAC SINGLE SPLIT PHASE	500	600	500	900
120/208VAC 3PH (4W+G)	500	600	500	900
277/480VAC 3PH (4W+G)	1000	1200	1000	1800
240VAC DELTA (3W+G)	-	1000	-	900
240VAC HIGH LEG DELTA (4W+G) PHASE "B"	500	600	500	900

C. SURGE CURRENT CAPACITY:

CONFIGURATION	PER PHASE	L-N MODE	L-G MODE	N-G MODE	L-L MODE
SINGLE SPLIT PHASE (3W+G)	100	50	50	50	-
3 PHASE WYE (4W+G)	100	50	50	50	-
3 PHASE DELTA (3W+G)	100	-	50	-	50
3 PHASE HIGH LEG DELTA (4W+G)	100	50	50	50	-

D. SURGE CAPACITY RATINGS: 50, 80, 100, 120, 160, 200, 250, 300, 400 KA PER PHASE.

E. INTERNAL OVER CURRENT PROTECTION
1. ALL UNITS CONTAIN THERMALLY PROTECTED METAL-OXIDE VARISTORS. EACH OF THESE DEVICES IS INTERNALLY FUSED BY A THERMAL ELEMENT THAT SAFELY REMOVED THEM FROM THE CIRCUIT UNDER ABNORMAL CONDITIONS, SUCH AS TEMPORARY OVERVOLTAGE OR HIGH FAULT CURRENT CONDITIONS.

F. NOMINAL DISCHARGE CURRENT (IN): 20KA

G. SHORT CIRCUIT CURRENT RATING: 200KA

H. AVAILABLE VOLTAGE SYSTEMS:
1. 120/240VAC - DELTA SINGLE SPLIT PHASE
2. 120/208VAC - WYE 3 PHASE (4W+G)
3. 277/480VAC - WYE 3 PHAE (4W+G)
4. 240VAC - DELTA (3W+G)
5. 240VAC - HIGH LEG DETLA (4W+G) ON "B" PHASE

I. MAXIMUM CONTINUOUS OPERATING VOLTAGE (MCOV):

CONFIGURATION	L-N MODE	L-G MODE	N-G MODE	L-L MODE
120/240VAC SINGLE SPLIT PHASE	150	150	150	300
120/208VAC 3PH (4W+G)	150	150	150	300
277/480VAC 3PH (4W+G)	320	320	320	640
240VAC DELTA (3W+G)	-	320	-	320
240VAC HIGH LEG DELTA (4W+G) PHASE "B"	150	150	150	300

J. SPD WILL INCLUDE FORM C DRY CONTACTS (ONE NORMALLY OPEN N.O. AND ONE NORMALY CLOSED N.C.), RATED AT 150VDC OR 125VAC, 1A MAXIMUM, FOR REMOTE MONITORING. WHEN POWER ON, OR NORMAL STATE, N.O. CONTACT WILL BE OPEN, AND N.C. CONTACT WILL BE CLOSED. DURING POWER OFF, OR FAULT CONDITIONS, N.O. CONTACT WILL CLOSE, AND N.C. CONTACT WILL OPEN TO TRIGGER ALARM FOR MONITORING.

K. SYSTEM APPLICATIONS:
1. LIGHTING AND DISTRIBUTION PANELBOARDS
2. SWITCHGEAR
3. SWITCHBOARDS
4. MOTOR CONTROL CENTERS

L. SPD SHALL HAVE EITHER NEMA 1, NEMA 4, OR NEMA 4X STAINLESS STEEL ENCLOSURES AS SUITABLE FOR LOCATIONS INDICATED ON THE DRAWINGS.
MANUFACTURER: EATON CUTLER-HAMMER (SPD), GENERAL ELECTRIC (TR), SQUARE D (HWA).

PART 3 - EXECUTION

3.1 RACEWAY SYSTEMS

A. INSTALL ALL WIRING IN RACEWAYS. INSTALL RACEWAY SYSTEMS, INCLUDING CONDUITS, HANGERS, HOOKS AND SUPPORT CHANNELS PARALLEL OR PERPENDICULAR TO STRUCTURAL MEMBERS. COORDINATE LOCATION OF RACEWAY SYSTEMS WITH OTHER DIVISIONS PRIOR TO COMMENCING INSTALLATION.

B. RIGID STEEL CONDUIT: SUITABLE FOR USE IN ALL LOCATIONS. FOR UNDERGROUND INSTALLATIONS TAPE WRAP CONDUIT COMPLETELY WITH TAPE SUITABLE FOR UNDERGROUND INSTALLATIONS, DOUBLE LAP OF CALPICO 10 MIL OR EQUAL.

C. ELECTRICAL METALLIC TUBING: SUITABLE FOR USE IN CONCEALED DRY LOCATIONS, NOT IN CONCRETE, MASONRY, OR UNDERGROUND, OR SUITABLE EXPOSED, MINIMUM 8 FEET ABOVE FINISHED FLOOR. USE 4 INCH CONDUIT SLEEVES TO PENETRATE TECHNOLOGY EQUIPMENT ROOM FLOORS PROJECTING 6 INCHES ABOVE FINISHED FLOOR WITHOUT A BEND. PROVIDE BUSHINGS AT BOTH END OF CONDUIT.

D. FLEXIBLE METAL CONDUIT: SUITABLE FOR CONNECTION OF RECESSED LIGHTING FIXTURES OR OTHER DEVICES REQUIRING FLEXIBLE CONNECTIONS IN DRY LOCATIONS. FLEXIBLE METAL CONDUIT MAY BE FISHED INTO EXISTING WALLS AS ALLOWED BY THE CEC. LENGTH SHALL NOT EXCEED 6'-0".

E. LIQUID TIGHT FLEXIBLE METAL CONDUIT: SUITABLE FOR CONNECTION OF EQUIPMENT IN DAMP OR WET LOCATIONS.

G. PVC CONDUIT: SUITABLE FOR USE UNDERGROUND, WITH A MINIMUM OF 18 INCHES OF COVER. FABRICATE FIELD BENDS WITH AN APPROVED THERMAL BENDER AND JIG. FOR UNDERGROUND EMERGENCY SYSTEMS ENCASE CONDUIT IN CONCRETE, MINIMUM OF 2" ALL AROUND. MAINTAIN SEPARATION BETWEEN CONDUITS USING PLASTIC SPACERS SPECIFICALLY DESIGNED FOR THE PURPOSE.

H. CLEAN AND MANDREL ALL UNDER FLOOR/GROUND RACEWAYS BEFORE WIRE IS INSTALLED.

I. CONDUIT SUPPORTS:
1. SUPPORT ALL CONDUITS AT INTERVALS NOT TO EXCEED 10 FEET.
2. SUPPORT INDIVIDUAL CONDUITS WITH CONDUIT HANGERS OR CLAMP BACK AND NEST BACK, IF REQUIRED FOR ENTRANCE INTO THE EQUIPMENT.
3. SUPPORT MULTIPLE CONDUITS, 2 OR MORE IN PARALLEL, WITH FRAMING CHANNEL AND PIPE CLAMPS.
4. SUPPORT ALL ELECTRICAL EQUIPMENT LOCATED IN THE CEILING SPACE IN ACCORDANCE WITH CBC SECTIONS 1613A AND 1614A. FIRMLY ATTACH ITEMS WEIGHING LESS THAN 20 POUNDS TO MAIN CROSS RUNNERS. TWO 12 GAUGE SUPPORT WIRES TO THE CEILING SYSTEM HANGERS OR STRUCTURE SHALL BE INCLUDED FOR ITEMS FROM 20 TO 56 POUNDS. DIRECTLY SUPPORT ITEMS OVER 56 POUNDS FROM THE STRUCTURE ABOVE WITH APPROVED HANGERS.
5. FIRE STOP PENETRATIONS OF CONDUITS, SLEEVES AND CABLE TRAYS IN WALLS REQUIRING PROTECTED OPENINGS. PROVIDE FIRE STOP MATERIAL WHICH IS A TESTED ASSEMBLY APPROVED BY THE CALIFORNIA STATE FIRE MARSHAL.
6. CUT ENDS OF FRAMING CHANNEL INSTALLED OUTDOORS OR IN WET LOCATIONS SHALL BE PAINTED WITH ZINC RICH PAINT.

J. CONDUIT BENDS:
1. ELECTRICAL CONDUITS: PROVIDE NO MORE THAN (3) 90 DEGREE CONDUIT BENDS OR THE EQUIVALENT NUMBER OF SMALLER RADIUS BENDS IN ANY CONDUIT RUN BETWEEN BOXES OR EQUIPMENT.
2. TELECOMMUNICATIONS CONDUITS: PROVIDE NO MORE THAN (2) 90 DEGREE BENDS OR THE EQUIVALENT NUMBER OF SMALLER RADIUS BEND IN ANY CONDUIT RUN BETWEEN BOXES OR STUB, WITH RADIUS 10 TIMES THE DIAMETER OF THE CONDUIT.
3. LENGTH OF RUN: 400 FEET MAXIMUM, LESS 100 FEET FOR EACH EQUIVALENT 90 DEGREE BEND.
4. FABRICATE BENDS AND OFFSETS WITH A HICKEY OR CONDUIT BENDER DESIGNED SPECIFICALLY FOR USE WITH THE TYPE OF CONDUIT TO BE BENT, OR USE FACTORY MADE BEND.
5. RADIUS OF UNDERGROUND BENDS: MINIMUM 10 TIMES CONDUIT RADIUS.

3.2 BOXES AND CABINETS

A. PLACE OUTLET BOXES IN A LOCATION AS CLOSE TO THAT SHOWN ON THE PLANS AS POSSIBLE. COORDINATE LOCATION OF BOXES WITH OTHER DIVISIONS.

B. INSTALL WALL MOUNTED OUTLET BOXES SO THAT THE DISTANCE FROM THE CENTERLINE OF THE BOX TO FINISHED FLOOR IS AS LISTED OR INDICATED ON PLAN:
1. RECEPTACLES, + 1 FOOT-6 INCHES
2. SWITCHES, + 44 INCHES

C. INSTALL JUNCTION BOXES WITH COVERS ACCESSIBLE AFTER INSTALLATION. DO NOT INSTALL JUNCTION BOXES FLUSH WITH FINISH WALLS OR CEILINGS UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.

D. ATTACH SURFACE BOXES WITH:
1. STEEL OR MALLEABLE IRON EXPANSION ANCHORS IN CONCRETE OR SOLID MASONRY.
2. WOOD SCREWS IN WOOD.
3. TOGGLE BOLTS IN HOLLOW WALLS OR MASONRY.
4. MACHINE SCREWS, BOLTS OR WELDED STUDS IN STEEL.

E. ATTACH FLUSH BOXES WITH ADJUSTABLE BAR TYPE HANGERS SCREW FASTENED TO TWO STUDS AND ON BOTH SIDES OF THE BOX.

F. FOR ALL SURFACE MOUNTED BOXES OR CABINETS MOUNTED IN WET OR DAMP LOCATIONS PROVIDE WEATHERPROOF ENCLOSURES AND AT LEAST 1/4 INCH AIR SPACE BETWEEN BOX AND MOUNTING SURFACE, PER CEC 312.2.

3.3 INSULATED CONDUCTORS AND CABLE

A. EXERCISE EXTREME CARE WHEN PULLING CONDUCTORS AND CABLE INTO CONDUITS TO AVOID KINKING, TWISTING, NICKING OR SCRATCHING OF THE INSULATION OR THE PLACEMENT OF EXTREME STRESS ON THE CONDUCTORS OR CABLE. WHEN REQUIRED, UTILIZE UL APPROVED PULLING COMPOUNDS TO ASSIST IN PULLING CONDUCTORS.

B. COLOR CODE CONDUCTORS BY PHASE SEQUENCE A-B-C WHEN LOOKING INTO THE FRONT OF THE EQUIPMENT FROM LEFT-TO-RIGHT, TOP TO BOTTOM OR FRONT-TO-BACK. PROVIDE CONDUCTORS WITH THE APPROPRIATE PHASE COLOR OR MARK CONDUCTORS WITH A MINIMUM OF 6 INCHES OF PHASE TAPE ON ENDS CONNECTED TO TERMINALS. PHASE CODE CONDUCTORS AS LISTED:

VOLTAGE	PHASE A	PHASE B	PHASE C	NEUTRAL	GROUND
120/208	BLACK	RED	BLUE	WHITE	GREEN
120/240	BLACK	RED	ORANGE	WHITE	GREEN
277/480	BROWN	ORANGE	YELLOW	GRAY	GREEN

C. IDENTIFY EACH CONDUCTOR WITH ITS RESPECTIVE CIRCUIT NUMBER AT EACH BOX OR TERMINAL.

D. CONNECTIONS:
1. UTILIZE TWIST-ON SOLDERLESS CONNECTORS FOR SPLICING RECEPTACLE AND LIGHTING CIRCUITS #10 AWG WIRE SIZE AND SMALLER.
2. SPLICES AND TAPS WILL NOT BE PERMITTED FOR OTHER THAN RECEPTACLE AND LIGHTING CIRCUITS, OR FOR WIRE LARGER THAN #10.
3. TERMINATE CONDUCTORS AT MOTORS WITH BOLTED CONNECTIONS, INSULATED WITH PLASTIC TAPE.

3.4 DRY TYPE POWER TRANSFORMER

A. MOUNT TRANSFORMER ON FLOOR OR WALL AS INDICATED OR DETAILED.

B. PROVIDE ONE (1) VIBRATION ISOLATING MOUNT, MINIMUM 1 INCH THICK WITH 1 INCH STATIC DEFLECTION, FOR EACH MOUNTING POINT ON THE TRANSFORMER.

C. CONNECT TRANSFORMER WITH FLEXIBLE METAL CONDUIT. PROVIDE AN INSULATED GROUNDING BUSHING ON CONDUIT AND BOND TO TRANSFORMER CASE.

3.5 WIRING DEVICES

A. CONNECT WIRING DEVICES TO CIRCUITS INDICATED USING SIDE OR BACK WIRING TERMINALS.

B. CONNECT GREEN GROUNDING PIGTAIL FROM RECEPTACLES TO OUTLET BOX WITH SCREW.

C. INSTALL WIRING DEVICES FLUSH WITH THE DEVICE PLATE FRONTS.

D. ALIGN PLATES PLUMB WITH WALL, AND COVER OPENING, WITHOUT USE OF "JUMBO" PLATES.

E. INSTALL RECEPTACLES WITH GROUNDING TERMINAL UP.

3.6 GROUNDING

A. PERMANENTLY AND EFFECTIVELY GROUND ALL RACEWAY SYSTEMS, SUPPORTS, CABINETS, SWITCHBOARDS, CONTROL EQUIPMENT, MOTOR FRAMES, LIGHTING FIXTURES AND OTHER UTILIZATION APPARATUS.

B. PROVIDE A GROUND WIRE IN EACH CONDUIT CARRYING CIRCUITS OPERATING AT 100 VOLTS OR HIGHER BONDED AT EACH END TO EQUIPMENT. SIZE AS SHOWN ON THE DRAWINGS OR PER CEC.

3.7 PEDESTAL TYPE DISTRIBUTION EQUIPMENT

A. PROTECT PEDESTAL FROM DAMAGE, ABUSE, DIRT AND DEBRIS DURING CONSTRUCTION. KEEP EQUIPMENT FREE FROM DIRT, SCRATCHES, NICKS, BLISTERS AND OTHER MARKS NOT PART OF THE FACTORY FINISH. MAKE TOUCH-UPS TO THE FINISH WITH FACTORY ENAMEL.

B. UNLESS NOTED ON DRAWING, ANCHOR FREE STANDING PEDESTAL TO CONCRETE SLABS WITH 1/2 INCH OR LARGER ANCHOR BOLTS FASTENED TO MALLEABLE IRON OR STEEL EXPANSION SHIELDS IN THE SLAB. SUBMIT A DETAIL INDICATING ANCHOR METHOD.

C. COORDINATE ALL REQUIRED CONDUIT OPENINGS, BLOCKOUTS, STUBS, AND CONDUIT ENTRANCE REQUIREMENTS.

D. IDENTIFY CONDUCTORS WITH CIRCUIT NUMBERS AND PHASE TAPE.

E. NEATLY ARRANGE WIRING WITHIN THE EQUIPMENT. BUNDLE AND WRAP CONDUCTORS #8 AWG AND SMALLER WITH PLASTIC WIRE TIES.

F. INSTALL AN INSULATED GROUNDING BUSHING ON CONDUITS WHICH ENTER THE EQUIPMENT.

UNAUTHORIZED CHANGES & USES:
All changes to these plans must be in writing and must be approved by M. Neils Engineering, Inc. preparing these plans will not be responsible for, or liable for unauthorized changes to or uses to these plans. All changes to these plans must be in writing and must be approved by M. Neils Engineering, Inc.

M. NEILS
ENGINEERING, INC.
Electrical Engineers | Lighting Designers
100 Howe Ave., Suite 235N
Sacramento, CA 95825-8217
www.mneilsengineering.com
Tel: (916) 923-4400
PROJECT #: 21028.21
PROJECT MGR: Julia L. Brodovsky

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PC1 COMMENTS	4/10/25	JUB
2	PC2 COMMENTS	6/17/25	JLB

BENCH MARK ELEV. _____
SEE INFORMATION FOR DATUMS ON SURVEY CONTROL SHEET.

FIELD BOOK
SCALE
HORIZ. _____
VERT. _____

CITY# 700055
CITY OF ROSEVILLE CALIFORNIA

PSOMAS
1075 Creekside Ridge Way, Suite 200 Roseville, CA 95678 (916) 788-8122

DESIGNED BY: JESSE BASTIAN DATE 3/2025
CHECKED BY: JESSE BASTIAN DATE 3/2025
DRAWN BY: PETER IVANOV DATE 3/2025

LICENSED PROFESSIONAL ENGINEER JULIE L. BRODOVSKY E 24535 STATE OF CALIFORNIA
06-17-2025

2005 HILLTOP CIRCLE, ROSEVILLE, CA 95747
CITY OF ROSEVILLE CORPORATION YARD
ZERO EMISSION BUS DEPOT PHASE 2 PROJECT
ELECTRICAL SPECIFICATIONS

SHEET E4.02
2 OF 16

Plotted: 06/17/2025 15:10:31. | Drawing: P:\2021 Projects\Psomas\21028.21 Roseville Zero Emission\Edwgs_DELTA 2 - EDWGS\21028.21 E4.01-E4.02 - Specs.dwg | Layout: E4.02 | By: jbrodovsky

CITY OF ROSEVILLE CALIFORNIA

Notice of Exemption

To: Placer County Clerk
Recorder's Office
2954 Richardson Drive
Auburn, CA 95603

From: City of Roseville
Development Services Dept.
311 Vernon Street
Roseville, CA 95678

Project Title: City of Roseville Zero Emissions Bus Depot

Project Location: City of Roseville Corporation Yard, 2005 Hilltop Circle, Roseville CA, 95747 (APN 473-110-009-000)

Project Description: The City of Roseville proposes to construct the project on 1.77 acres at the existing Corporation Yard, at 2005 Hilltop Circle, in Roseville. The project will replace an existing landscaped area (primarily comprised of irrigated turf) and 45 asphalt paved parking stalls, with 30 electrified bus parking spaces and 72 new electrified parking stalls. New utility trenching will be required to connect to existing electric and drainage infrastructure. New electrical infrastructure includes 2 new transformers, and 2 new switchgear. Landscape removed will include grass, shrubbery, and non-protected trees.

Public Agency Approving Project: Roseville City Council

Agency Carrying Out Project: Roseville Public Works Department

Reason why this Project is Exempt: This project qualifies for Class 1, Class 3, and Class 4 Exemptions as described in Section 15301, 15303 and 15304 of the California Environmental Quality Act (CEQA) Guidelines which states:

"Class 1 consists of...minor alteration of existing public...facilities...involving negligible or no expansion of use beyond that previously existing...examples include but are not limited to: (b) Existing facilities of...publicly-owned utilities used to provide electric power... or other public utility services...involving negligible or no expansion of existing or former use."

"Class 3 consists of construction and location of limited numbers of new, small facilities or structures... examples of this exemption include but are not limited to: (e) Accessory (appurtenant) structures...."

"Class 4 consists of...minor alteration in the condition of the land...including minor trenching and backfilling where the surface is restored,...and which will not remove healthy, mature scenic trees.

The project involves modification to an existing facility located within the City's Corporation Yard. The Project will not result in expansion of use, or include removal of protected trees, therefore the Class 1, Class 3 and Class 4 Exemptions are applicable to the proposed project.

Lead Agency Contact Person: Daniel Lierly, Roseville Public Works Department, 311 Vernon Street, Roseville, CA 95678 (916) 746-1376.

Signature: _____ **Date:** January 26, 2022
Terri Shirhall, Environmental Coordinator

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.3
File #: 0900-04 & 0201-01
Item ID: 2025-509

Title:	Zero Emission Bus Depot Phase 3 Project - Budget Adjustment
Contact:	Zachary Presley 916-774-5365 zpresley@roseville.ca.us

SUMMARY

Staff recommends approval of a budget adjustment to fund Phase 3 of the Roseville Transit Zero Emission Bus Depot Project. If approved, Phases 2 and 3 will be constructed concurrently. The estimated cost of Phase 3 is $600,000 and will be fully funded by the State's Low Carbon Transit Operations Program. Both revenue and expenditure budgets in the Transit Fund will be increased accordingly. This adjustment will have no impact on the General Fund.

RECOMMENDATION

Staff recommends that the City Council adopt an ordinance to approve a budget adjustment in the amount of $600,000 to construct the final phase (Phase 3) of the Zero Emissions Bus Depot.

BACKGROUND

The Zero Emissions Bus Depot (ZEBD) project is a three-phase project that, upon full build-out, will be used to provide parking and charging capability for all Roseville Transit electric buses and vans. The initial phase of the project converted the center lawn area at the City's corporation yard to a charging depot with space to park and charge up to thirty buses upon final build-out.

Nine of the bus stalls were electrified as part of the initial phase of the project and are currently being used for Roseville Transit's Commuter bus service. Conduit and electrical infrastructure for the remaining phases were also completed during the initial phase. The second phase of this project includes the electrification of 17 additional spaces with a combination of Level 2 and Level 3 charging for Roseville's Dial-A-Ride/Arrow bus service. This project is utilizing the existing conduit and infrastructure laid out in the initial phase of the project. Phase 2 of the project is primarily funded by a Federal Transit Administration (FTA) Low or No Emission Grant Program, along with the necessary local match funding provided through California State of Good Repair funds.

Phase 3 of this project will include the electrification of the final four spaces to be used for Roseville Transit's Fixed Route bus services. This project will utilize the remaining conduit and infrastructure from the initial phase of the project. Phases 2 and 3 will be completed concurrently, pending approval of a Contract Purchase Agreement with Vasko Electric (also on tonight's agenda, as a separate item).

FISCAL IMPACT

The ZEBD Phase 3 Project will be funded with State Low Carbon Transit Operations Program (LCTOP) funds in the amount of $600,000 in the Transit Fund. Any additional costs will be funded with Local Transportation Funds (LTF) as needed. There is no fiscal impact to the General Fund.

ENVIRONMENTAL REVIEW

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

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

2. Remain fiscally responsible in a changing world
4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Zachary Presley, Assistant Transportation Planner

Jason Shykowski, Public Works Director

ATTACHMENTS:

1. Ordinance 6972
2. Public_Works_-_Budget_Adjustment_700076_ZEB_Depot_Phase_III_-_2025-2026 (1)

REVIEWERS:

Zachary Presley, Public Works Department - Transportation	Created/Initiated - 7/16/2025
Ed Scofield, Public Works Department - Transportation	Approved - 7/16/2025
Jason Shykowski, Public Works Department - Engineering - Traffic Engineering	Approved - 7/17/2025
Gretchen Hakala, City Attorney Department	Approved - 7/22/2025
Katrina Six, City Clerk Department	Approved - 7/22/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/23/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/25/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/25/2025
Katrina Six, City Clerk Department	Final Approval - 7/25/2025

ORDINANCE NO. 6972

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2025-26 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 2025-26, is hereby amended as listed on the attached budget adjustment for the Zero Emission Bus Depot Phase 3 project.

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

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

PASSED AND ADOPTED by the Council of the City of Roseville, this _____day of_____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

Updated 07/03/2025

Please complete the cells highlighted in yellow.

REQUESTER NAME & TITLE:	Ed Scofield, Alt. Transportation Manager	FISCAL YEAR:	2025-26
PREPARER NAME & TITLE:	Zachary Presley, Transportation Planner	ORDINANCE:	
DEPARTMENT/DIVISION:	Public Works / Alternative Transportation		

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6511	6587	84001	700076	600,000	Establish capital outlay expense budget for ZEB Depot Phase III Project
EXPENDITURES/EXPENSES/TRANSFERS OUT TOTAL				600,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6511	4410	84001	700076	600,000	Establish state grants revenue budget for ZEB Depot Phase III Project
REVENUES/TRANSFERS IN TOTAL				600,000	

NET ADJUSTMENT	-	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
FUND BALANCE TOTAL				-	

Justification for Budget Adjustment:

The Public Works Department recommends that Council authorize the establishment of a new Capital Improvement Project – Roseville Transit Zero Emission Bus (ZEB) Depot Phase III Project (700076).

The City of Roseville has received an annual allocation of $600,000 in state revenue from the Low Carbon Transit Operations Program (LCTOP). This budget adjustment will increase both revenue and expenditure budgets in the Transit Fund (6511) to reflect the funds received and allow for implementation of the project.

Form Instructions:

1 - Department Information Section (See image to your right)

- Fill out requester and preparer name and title and department/division fields.
- Select fiscal year and council date (if applicable, if not N/A) from the drop-down menu.
- The ordinance field will remain blank for City Council approved budget adjustment requests.
- The budget ordinance number will self-populate for City Manager, General Fund Contingency, and Environmental Utilities Contingency requests based on the FY selected (the Annual Budget Ordinance located in the annual budget book, on the City of Roseville's Financial Transparency web page, and the FYXX Ordinance tabs.)

CITY OF ROSEVILLE CALIFORNIA

REQUEST FOR BUDGET ADJUSTMENT

Updated 5/24/2024

Please complete the cells highlighted in yellow.

REQUESTER NAME & TITLE:		ORDINANCE:	FISCAL YEAR:
PREPARER NAME & TITLE:			2024-25
DEPARTMENT/DIVISION:			COUNCIL DATE:
			08/21/24

2 - Expenditures/Expenses/Transfers Out (See image to your right)

- Use the Oracle Chart of Accounts for Account String.
- Enter the Fund, Account, Center, and Project (if applicable).
- Include decreases to the General Fund Contingency and Environmental Utilities Contingency account (5670) in this section.
- Include both reimbursed cost charged (5911) and received (5912) in this section.
- Provide clear and concise description for each line item.
- For reference, the account string names will self-populate in the gray section to the right.

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
EXPENDITURES/EXPENSES/TRANSFERS OUT TOTAL				-	

3 - Revenues/Transfers In (See image to your right)

- Use the Oracle Chart of Accounts for Account String.
- Enter the Fund, Account, Center, and Project (if applicable).
- Provide clear and concise description for each line item.
- For reference, the account string names will self-populate in the gray section to the right.

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
REVENUES/TRANSFERS IN TOTAL				-	

4 - Fund Balance (See image to your right)

- Decreases in fund balance should be entered as a negative amount and increases should be entered as a positive amount.
- Description will self-populate based on entries in Fund and Adjustment columns.
- Account, Center, and Project fields are predetermined. Do not change the values.
- For reference, the account string names will self-populate in the gray section to the right.

			NET ADJUSTMENT	-	

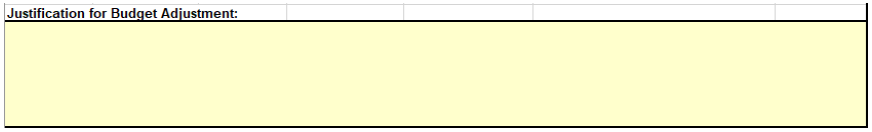
FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
			FUND BALANCE TOTAL	-	

5 - Justification for Budget Adjustment (See image to your right)

Budget justification should align with the information provided in the Council Communication or the memo to brief the City Manager (if required) and provide the following, if applicable:

- Reason for the budget adjustment,
- Clear explanation of complex or controversial issues,
- Reason why the expenditure/revenue was not included during budget development,
- Details if there is adequate funding at the department level to fully or partially absorb the cost,
- If the budget adjustment requires the use of fund balance, explain that the fund has adequate funds available,
- If the budget adjustment increases fund balance, explain why,
- Amount of the budget adjustment and calculations as needed.



6 - General Considerations

Any budget adjustment request that does not comply with the annual budget ordinance (see Ordinance tab), administrative regulation, or these instructions will be returned to the requesting department for editing.

Use the City Attorney's recommendation for Council Communication and BA Justification language for the establishment of Capital Improvement Projects (CIP) and Non-Capital Multi-Year Projects.

Example: *Staff recommends that Council authorize the establishment of a new Capital Improvement Project – the Roseville Police Department Expansion Design and Construction Project (the "Project"), and adopt an ordinance to approve a budget adjustment appropriating $2,081,000 in the Public Facilities Fund to the Project for design of a new parking lot (or parking structure) and completion of tenant improvements to the existing Police Department headquarters.*

Budget adjustment must balance, which means:

- The Net Adjustment plus the Fund Balance Total fields in the Adjustment column must equal zero.
- Any Transfers in/out and Reimbursed Cost Charged/Received entries must include a corresponding matching pair.
- The budget adjustment must also be balanced by fund.

Use the words “Increase or Decrease” as applicable for the description of every line entry.

If your budget adjustment requires more than one page, please take the following steps:

- Include a note that says "Please see attachment";
- Complete the tab entitled "MultiplePageBudgetAdjustment";
- Add additional tab if necessary to the budget adjustment request.

If you have questions or need assistance preparing this form, please contact your Budget Analyst.

REQUEST FOR BUDGET ADJUSTMENT

Updated 07/03/2025

Please complete the cells highlighted in yellow.

REQUESTER NAME & TITLE:	Ed Scofield, Alt. Transportation Manager	FISCAL YEAR:	2025-26
PREPARER NAME & TITLE:	Zachary Presley, Transportation Planner	ORDINANCE:	
DEPARTMENT/DIVISION:	Public Works / Alternative Transportation		

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6511	6587	84001	700076	600,000	Establish capital outlay expense budget for ZEB Depot Phase III Project
EXPENDITURES/EXPENSES/TRANSFERS OUT TOTAL				600,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6511	4410	84001	700076	600,000	Establish state grants revenue budget for ZEB Depot Phase III Project
REVENUES/TRANSFERS IN TOTAL				600,000	

NET ADJUSTMENT	-	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
FUND BALANCE TOTAL				-	

Justification for Budget Adjustment:

The Public Works Department recommends that Council authorize the establishment of a new Capital Improvement Project – Roseville Transit Zero Emission Bus (ZEB) Depot Phase III Project (700076).

The City of Roseville has received an annual allocation of $600,000 in state revenue from the Low Carbon Transit Operations Program (LCTOP). This budget adjustment will increase both revenue and expenditure budgets in the Transit Fund (6511) to reflect the funds received and allow for implementation of the project.

For Budget Team Use Only

Ordinance =
Budget Entry Name =

Changed	Row Status	Key	*Fund[..]	*Account[..]	*Center[..]	*Project[..]	*Function[..]
			6511	6587	84001	700076	00000
			6511	4410	84001	700076	00000

		no cents
***Interfund[..]**	***Future[..]**	**Jul-25**
0000	00000	600,000.00
0000	00000	600,000.00

Comment
Establish capital outlay expense budget for ZEB Depot Phase III Project
Establish state grants revenue budget for ZEB Depot Phase III Project

ORDINANCE NO. 6825

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2024-25,
ADOPTING BUDGET CONTROL POLICIES, ADOPTING AN APPROPRIATIONS LIMIT,
ADOPTING THE BUDGET FOR THE SUCCESSOR AGENCY OF THE ROSEVILLE
REDEVELOPMENT AGENCY, TO BE EFFECTIVE IMMEDIATELY
AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The proposed budget for the City of Roseville entitled "Proposed Budget Fiscal Year 2024-25, City of Roseville, California," a copy of which is on file in the office of the City Clerk, is hereby adopted as the "Annual Budget Fiscal Year 2024-25, City of Roseville, California."

SECTION 2. The proposed expenses, expenditures, transfers out, revenues, and transfers in shown in the fund, department operating budget and project summaries of the budget document, which are incorporated herein, are hereby appropriated to the departments and activities in the amounts and purposes therein stated. Encumbrances, expenses and expenditures of the various appropriations described in the budget document shall be made by those departments and employees designated therein as the requisitioning authorities.

SECTION 3. The following budget control policies shall become effective upon the adoption of this ordinance:

1. The operating budget of the City of Roseville and the Successor Agency of the Roseville Redevelopment Agency shall be approved by the following major expenditure/expense summary categories:

a. Salaries and Wages
b. Benefits
c. Materials, Supplies, and Services
d. Internal Reimbursements
e. Capital Outlay
f. Debt Service
g. Transfers Out

2. The City Manager or designee shall apply prudent monitoring procedures to assure that actual expenditures/expenses of the City and the Successor Agency of the Roseville Redevelopment Agency do not exceed the appropriations at the department level by fund.

3. The City Council delegates authority to the City Manager or designee to approve the movement of City Council approved appropriations within the same fund, excluding Capital Improvement and Non-Capital Multiyear Projects.

4. The City Manager and Assistant City Manager/Chief Financial Officer are directed to ensure that the budget complies with City Council approved financial policies.

5. The City Manager or designee is authorized to increase the Fiscal Year 2024-25 budget

appropriations for the remaining unspent appropriations from the prior fiscal year for City Council approved fleet replacement.

6. Capital Improvement Plan. The Capital Budget of the City of Roseville and the Successor Agency of the Roseville Redevelopment Agency shall be approved by Capital Improvement Project. Capital project appropriations shall be used solely for the original purpose approved by the City Council.

7. Non-Capital Multiyear Projects. The non-capital multiyear project budget for the City of Roseville and the Successor Agency of the Roseville Redevelopment Agency shall be approved by Non-Capital Multiyear Project. Non-Capital project appropriations shall be used solely for the original purpose approved by the City Council.

8. City Council approval is required to establish or cancel (without completion) new Capital Improvement Projects or Non-Capital Multi-Year Projects.

9. The City Manager or designee is authorized to carryover any unspent appropriations in Capital Improvement and Non-Capital Multi-Year Projects and to change project numbers or other project attributes which do not increase total project appropriations by fund and is consistent with City Council intent.

10. Annually, completed or inactive Capital Improvement Projects and Non-Capital Multi-Year Improvement Projects will be closed, except for projects that have existing litigation, payment disputes or other extenuating circumstances. An inactive project is defined as one where transaction activity is less than $1,000 over the prior three years. Closures are the responsibility of the designated project manager. The managing department and the City Manager or designee have the authority to take the necessary steps to close completed or inactive projects, including appropriate decreases to the budget.

11. All encumbrances for valid purchase orders and contracts in effect as of June 30, 2024, will remain in effect in the following fiscal year. The City Manager or designee is authorized to increase the Fiscal Year 2024-25 budget appropriations, and any associated revenue or reimbursement budgets, in the amount of the outstanding encumbrances for valid purchase orders and contracts as of June 30, 2024.

12. The City Manager or designee is authorized to eliminate funds, including increasing appropriations for transfers between funds up to $75,000, as required for proper accounting and fiscal management when the purpose of a fund has expired.

13. The City Manager is authorized to revise any appropriation made in the Adopted Budget where the revision does not increase total appropriations by fund and is consistent with City Council intent.

14. The City Manager is authorized to increase appropriations in any department or project from the General Fund Administrative Contingency.

15. The City Manager is authorized to increase appropriations in the Environmental Utilities funds from the respective fund's contingency budget.

16. The City Manager is authorized to increase revenue estimates and appropriations for Council-approved bond issuances.

17. The City Manager is authorized to adjust the revenue and expenditure budget for the Development Services reimbursable development projects to match the actual amount of revenues received and expenditures incurred each fiscal year.

18. All increases and decreases to the total adopted budget require City Council approval, except as otherwise authorized in this Ordinance.

19. The City Manager is authorized to refine/add content, as may be needed to meet Government Finance Officers Association (GFOA) and California Society of Municipal Finance Officers (CSMFO) budgeting award requirements, in the Proposed Budget to create the FY2024-25 Approved Budget.

20. The City Manager is authorized to increase or decrease Capital Improvement Projects and Non-Capital Multiyear Projects revenues and expenditure budgets by up to $75,000 for each project.

21. The City Manager is authorized to adjust the Development Services revenue budget for the General Plan Update Fee to reflect actual revenues received and adjust the expenditure budget by a like amount in the General Plan Update CIP. This authority will also apply to the FY2024-25 budget.

SECTION 4. Pursuant to Article XIII B of the California Constitution, the appropriations limit for the City of Roseville is hereby established in the FY2024-25 Approved Budget. The State Department of Finance provides the City the annual adjustment factors used in the appropriation limit calculation. The factors are the changes in the California Per Capita Personal Income and population levels for the City or the County.

SECTION 5. It is hereby ordered that a copy of this ordinance and the budget document be certified by the City Clerk and filed in the office of the City Clerk. The City Clerk is directed to post a copy of this ordinance in three (3) conspicuous locations in the City and enter the posting thereof in the Ordinance Book.

SECTION 6. This ordinance is required for the orderly operation and maintenance of municipal activities and the appropriations for usual and current expenses of the City and the Successor Agency of the Roseville Redevelopment Agency during the 2024-25 fiscal year. Therefore, this ordinance shall take effect immediately upon passage hereof as an urgency ordinance, pursuant to Section 5.03 of the Charter of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville, this 19th day of June, 2024, by the following vote on roll call:

AYES COUNCILMEMBERS: Houdesheldt, Bernasconi, Alvord, Roccucci, Mendonsa

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: None

MAYOR

ATTEST:

City Clerk

ORDINANCE NO. 6961

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2025-26,
ADOPTING BUDGET CONTROL POLICIES, ADOPTING AN APPROPRIATIONS LIMIT,
ADOPTING THE BUDGET FOR THE SUCCESSOR AGENCY OF THE ROSEVILLE
REDEVELOPMENT AGENCY, TO BE EFFECTIVE IMMEDIATELY
AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The proposed budget for the City of Roseville entitled "Proposed Budget Fiscal Year 2025-26, City of Roseville, California," a copy of which is on file in the office of the City Clerk, is hereby adopted as the "Annual Budget Fiscal Year 2025-26, City of Roseville, California."

SECTION 2. The proposed expenses, expenditures, transfers out, revenues, and transfers in shown in the fund, department operating budget and project summaries of the budget document, which are incorporated herein, are hereby appropriated to the departments and activities in the amounts and purposes therein stated. Encumbrances, expenses and expenditures of the various appropriations described in the budget document shall be made by those departments and employees designated therein as the requisitioning authorities.

SECTION 3. The following budget control policies shall become effective upon the adoption of this ordinance:

3.1. Budget Approval and Oversight

3.1.1. The operating budget of the City of Roseville and the Successor Agency of the Roseville Redevelopment Agency shall be approved by the following major expenditure/expense summary categories:

a. Salaries and Wages
b. Benefits
c. Materials, Supplies, and Services
d. Internal Reimbursements
e. Capital Outlay
f. Debt Service
g. Transfers Out

3.1.2. The City Manager or designee shall apply prudent monitoring procedures to assure that actual expenditures/expenses of the City and the Successor Agency of the Roseville Redevelopment Agency do not exceed the appropriations at the department level by fund.

3.1.3. The City Manager and Assistant City Manager/Chief Financial Officer are directed to ensure that the budget complies with City Council approved financial policies.

3.2. Operating Budget

3.2.1. The City Council delegates authority to the City Manager or designee to approve the movement of City Council approved appropriations within the same fund, excluding Capital Improvement and Non-Capital Multiyear Projects.

3.2.2. The City Manager or designee is authorized to increase or decrease operating revenue estimates and/or operating expenditure appropriations up to a cumulative total of $75,000 per fund each fiscal year, provided adequate resources are available to fund the budget adjustment(s).

3.3. Capital Improvement Projects and Non-Capital Multi-Year Projects

3.3.1. Capital Improvement Plan. The Capital Budget of the City of Roseville and the Successor Agency of the Roseville Redevelopment Agency shall be approved by Capital Improvement Project. Capital project appropriations shall be used solely for the original purpose approved by the City Council.

3.3.2. Non-Capital Multiyear Projects. The non-capital multiyear project budget for the City of Roseville and the Successor Agency of the Roseville Redevelopment

City of Roseville and the Successor Agency of the Roseville Redevelopment Agency shall be approved by Non-Capital Multiyear Project. Non-Capital project appropriations shall be used solely for the original purpose approved by the City Council.

3.3.3. City Council approval is required to establish or cancel (without completion) new Capital Improvement Projects or Non-Capital Multi-Year Projects.

3.3.4. The City Manager or designee is authorized to increase or decrease Capital Improvement Projects and Non-Capital Multiyear Projects revenues and/or expenditure budgets by up to $75,000 each, provided adequate resources are available to fund the budget adjustment(s).

3.3.5. The City Manager or designee is authorized to change project numbers or other project attributes which do not increase total project appropriations by fund and is consistent with City Council intent.

3.3.6. The City Manager or designee is authorized to adjust the revenue and expenditure budget for the Development Services reimbursable development projects to match the actual amount of revenues received and expenditures incurred each fiscal year.

3.3.7. The City Manager or designee is authorized to adjust the Development Services revenue budget for the General Plan Update Fee to reflect actual revenues received and adjust the expenditure budget by a like amount in the General Plan Update CIP.

3.3.8. Annually, completed or inactive Capital Improvement Projects and Non-Capital Multi-Year Projects will be closed, except for projects that have existing litigation, payment disputes or other extenuating circumstances. An inactive project is defined as one where transaction activity is less than $1,000 over the prior three years. Closures are the responsibility of the designated project manager. The managing department and the City Manager or designee have the authority to take the necessary steps to close completed or inactive projects, including appropriate decreases to the budget for unspent appropriations and/or uncollected revenues.

3.4. Budget Carry Forward

3.4.1. All encumbrances for valid purchase orders in effect as of June 30, 2025, will remain in effect in the following fiscal year. The City Manager or designee is authorized to increase the Fiscal Year 2025-26 budget appropriations, and any associated revenue or reimbursement budgets, in the amount of the outstanding encumbrances for valid purchase orders and contracts as of June 30, 2025.

3.4.2. The City Manager or designee is authorized to increase the Fiscal Year 2025-26 budget appropriations for the remaining unspent appropriations from the prior fiscal year for City Council approved fleet replacement.

3.4.3. The City Manager or designee is authorized to carry forward any unspent appropriations in Capital Improvement and Non-Capital Multi-Year Projects.

3.5. Contingency Budgets

3.5.1. The City Manager or designee is authorized to increase appropriations in any department or project from the General Fund Administrative Contingency.

3.5.2. The City Manager or designee is authorized to increase appropriations in the Environmental Utilities funds from the respective fund's contingency budget.

3.6. Administrative Budget Revisions

3.6.1. The City Manager or designee is authorized to eliminate funds, including increasing appropriations for transfers between funds up to $75,000, as required for proper accounting and fiscal management when the purpose of a fund has expired.

3.6.2. The City Manager or designee is authorized to revise any appropriation made in the Adopted Budget where the revision does not increase total appropriations by fund and is consistent with City Council intent.

3.6.3. The City Manager or designee is authorized to increase revenue estimates and appropriations for Council-approved bond issuances.

3.6.4. The City Manager or designee is authorized to refine/add content, as may be needed to meet Government Finance Officers Association (GFOA) and California Society of Municipal Finance Officers (CSMFO) budgeting award requirements, in the Proposed Budget to create the FY2025-26 Approved Budget.

SECTION 4. Pursuant to Article XIII B of the California Constitution, the appropriations limit for the City of Roseville is hereby established in the FY2025-26 Approved Budget. The State Department of Finance provides the City the annual adjustment factors used in the appropriation limit calculation. The factors are the changes in the California Per Capita Personal Income and population levels for the City or the County.

SECTION 5. It is hereby ordered that a copy of this ordinance and the budget document be certified by the City Clerk and filed in the office of the City Clerk. The City Clerk is directed to post a copy of this ordinance in three (3) conspicuous locations in the City and enter the posting thereof in the Ordinance Book.

SECTION 6. This ordinance is required for the orderly operation and maintenance of municipal activities and the appropriations for usual and current expenses of the City and the Successor Agency of the Roseville Redevelopment Agency during the 2025-26 fiscal year. Therefore, this ordinance shall take effect immediately upon passage hereof as an urgency ordinance, pursuant to Section 5.03 of the Charter of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this 18th day of June 2025, by the following vote on roll call:

AYES COUNCILMEMBERS: Alvord, Bernasconi, Houdesheldt, Mendonsa, Roccucci

NOES COUNCILMEMBERS: None

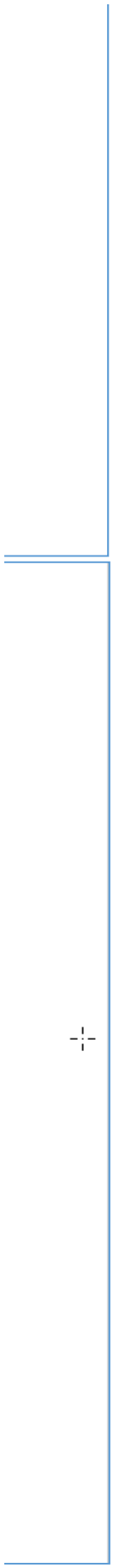
ABSENT COUNCILMEMBERS: None

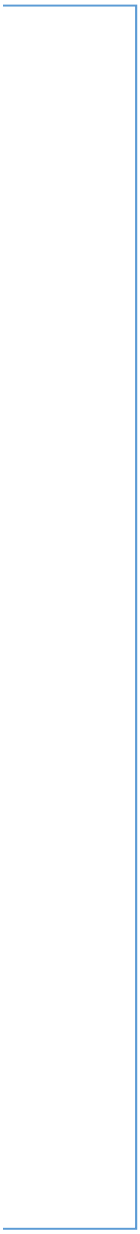
MAYOR

ATTEST:

City Clerk







City Council Communication

Meeting Date: 8/6/2025
Item #: VI.4
File #: 0900-04 & 0201-01
Item ID: 2025-469

Title:	316 Vernon Street Classroom to Conference and Training Room Conversion - Approval of New Capital Improvement Project and Budget Adjustment
Contact:	Andre Baranov 916-774-5342 ajbaranov@roseville.ca.us

SUMMARY

Staff recommends approval of a new Capital Improvement Project and budget adjustment for the conversion of four (4) third floor Classrooms to Conference and Training Rooms at 316 Vernon Street. The 316 Vernon Street Conference Rooms Project is estimated to cost $135,000 and is funded by the General Fund Capital Reserve Fund.

RECOMMENDATION

Staff recommends that the City Council approve a new Capital Improvement Project to convert four (4) third floor Classrooms to Conference and Training Rooms at 316 Vernon Street and adopt an ordinance to approve a budget adjustment in the amount of $135,000, allocating funds from the General Fund Capital Reserve Fund for the project.

BACKGROUND

The City of Roseville has been steadily growing and the need for additional collaboration spaces for City staff has become apparent over the last several years. The vacating of Sierra College activities from the 316 Vernon Street building is providing the opportunity to satisfy this need. Staff propose that the City occupy the remaining 3rd floor classrooms, four in total, and convert them into meeting rooms, training rooms, and central collaboration spaces. This 316 Vernon Street Conference Room project is being proposed to construct the necessary exiting doors, flooring, and furnishing improvements to accomplish this purpose.

FISCAL IMPACT

The proposed budget adjustment for $135,000, funded through the General Fund Capital Reserve Fund, will fund the project.

ENVIRONMENTAL REVIEW

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

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth

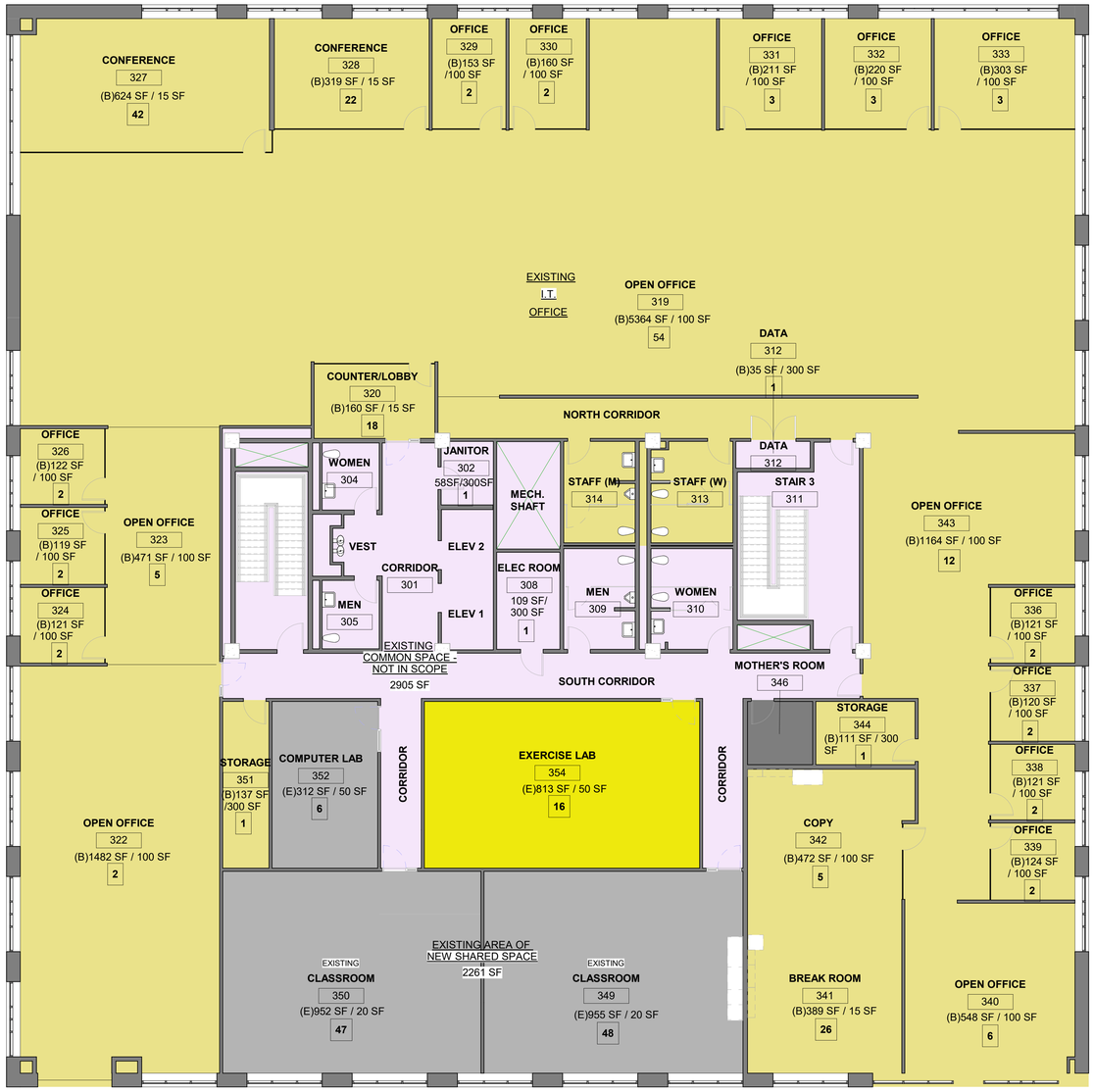
Respectfully Submitted,
Andre Baranov, Project Supervisor

Jason Shykowski, Public Works Director

ATTACHMENTS:
1. 316 Vernon - Conference Room Plan
2. Ordinance 6970
3. Notice of Exemption

REVIEWERS:

Andre Baranov, Public Works Department - Facilities	Created/Initiated - 7/11/2025
James Kremko, Public Works Department - Facilities	Approved - 7/11/2025
Jason Shykowski, Public Works Department - Engineering - Traffic Engineering	Approved - 7/17/2025
Gretchen Hakala, City Attorney Department	Approved - 7/21/2025
Katrina Six, City Clerk Department	Approved - 7/21/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/21/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/25/2025
Dominick Casey, City Clerk Department	Approved - 7/25/2025
Katrina Six, City Clerk Department	Final Approval - 7/25/2025



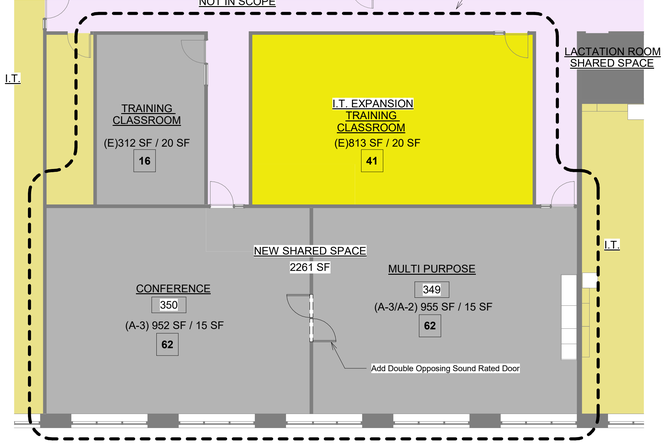
1 Level 3 - Existing Use Plan
1/8" = 1'-0"

316 Vernon St - Use Analysis — Total Floor 20395

Area	Rooms	B Use	A-3 Use
624 sf	(ex) IT Conference (42)	624	
319	(ex) IT Conference (22)	319	
17545 sf	(ex) IT Office	17545	
952	(re) Large Conf (62)		952
955 sf	(re) Multi-Purpose Training (62)		955
20395 sf	Totals	18488	1907

2039.5	Max. 10% area for anciliary space	1,907 < 2,039.5 | OK

Percentage of Area	100%	91%	**9%**



OPTION A - INTERVENING EXIT

SCOPE DESCRIPTION

BREAK ROOM

1. INSTALL BI-DIRECTIONAL EXIT DOOR
2. TABLES AND CHAIRS FOR BREAK ROOM
3. AVL EQUIPMENT.
4. MISC. EQUIPMENT AND SUPPLIES.

CONFERENCE ROOM

5. INSTALL CARPET IN CONFERENCE ROOM
6. PERMANENT TABLES AND CHAIRS FOR 20 PERSONS
7. AVL EQUIPMENT (PORTABLE BY I.T.)
8. MISCELLANEOUS FURNITURE

* SUBJECT TO BUILDING DEPARTMENT CODE VERIFICATION AND ACCEPTANCE

2 Level 3 Remodel- Intervining
1/8" = 1'-0"

CITY OF ROSEVILLE CALIFORNIA
Public Works

WWW.ROSEVILLE.CA.US

Building Area Legend

- COMMON SPACE - NOT IN SCOPE
- I.T.
- I.T. EXPANSION
- NEW SHARED SPACE
- SHARED SPACE

Wall Legend

- Demolished
- Existing Wall
- New Wall

No.	Description	Date

CITY OF ROSEVILLE

316 Vernon

Conference Room Remodel

Project Number	Project Number
Date	Issue Date
Drawn By	ND
Checked By	AJB

A1.3.1

Scale 1/8" = 1'-0"

6/16/2025 4:55:24 PM

ORDINANCE NO. 6970

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2025-26 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 2025-26, is hereby amended as listed on the attached budget adjustment for the 316 Vernon Street Classroom to Conference and Training Room Conversion project.

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

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

PASSED AND ADOPTED by the Council of the City of Roseville, this _____day of_____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

Updated 05/29/2025

Please complete the cells highlighted in yellow.

REQUESTER NAME & TITLE:	Andre Baranov - Project Supervisor	FISCAL YEAR:	2025-26
PREPARER NAME & TITLE:	Andre Baranov - Project Supervisor	ORDINANCE:	
DEPARTMENT/DIVISION:	Public Works Facilities		

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1012	5433	84001	500639	120,000	Establish Repair & Maintenance budget for 316 Vernon St Conference Rooms Project
1012	5080	84001	500639	15,000	Establish Internal Labor budget for 316 Vernon St Conference Rooms Project
EXPENDITURES/EXPENSES/TRANSFERS OUT TOTAL				135,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
REVENUES/TRANSFERS IN TOTAL				-	

NET ADJUSTMENT	135,000	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1012	3601	00000	000000	(135,000)	Decrease General Fund Capital Reserve Fund Fund Balance
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
FUND BALANCE TOTAL				(135,000)	

Justification for Budget Adjustment:

The Public Works Department recommends that Council authorize the establishment of a new Capital Improvement Project – 316 Vernon St Conference Rooms (#500639), and adopt an ordinance to approve a budget adjustment appropriating $135,000 in the General Fund Capital Reserve Fund (1012) to the Project for converting classroom spaces to conference rooms.

The project consists of repurposing the former Sierra College 316 Vernon St Building, 3rd floor classrooms, for staff conference rooms and training rooms, four in total. This 316 Vernon St Conference Room project is being proposed to construct the necessary exit doors, exit signage, and provide conference room furnishings.

Notice of Exemption

To: Placer County Clerk
Recorder's Office
2954 Richardson Drive
Auburn, CA 95603

From: City of Roseville
Development Services Dept.
311 Vernon Street
Roseville, CA 95678

Project Title: 316 Vernon Street Classroom to Conference and Training Room Conversion

Project Location(s): 316 Vernon Street, Roseville, California 95678

Project Description: The project consists of retrofitting four 3rd floor classrooms in 316 Vernon Street to conference and training Rooms. The most recent tenant, Sierra College, has vacated the space, and City staff determined that the four classrooms would provide the space needed to meet current staff needs with training rooms and central collaboration spaces. All work would be limited to within the footprint of the existing building and consists of adding doors, emergency signage, flooring, and furnishings. There would be changes to the exterior of the building. The project would not result in the expansion of use or capacity.

Public Agency Approving Project: Roseville City Council

Agency/Individual Carrying Out Project: City of Roseville Public Works Department

Reason why this Project is Exempt: This project qualifies for a Class 1 Exemption as described in Section 15301 of the California Environmental Quality Act (CEQA) guidelines which states:

> "Class 1 consists of the…minor alteration of existing public…facilities, [or] mechanical equipment…involving negligible or no expansion of existing or former use…. Examples include but are not limited to: (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances…"

The project is confined to within the existing building located at 316 Vernon Street and would not result in expansion of use. No environmentally sensitive resources are located within or adjacent to the property; therefore the Class 1 exemption is applicable to the proposed project.

Lead Agency Contact Person: Andre Baranov, Public Works Department, Facility Services, 2005 Hilltop Circle, Roseville, CA 95747. (916) 774-5342.

Signature: _____ Date: 7/21/2025

Jessica Lynch, Environmental Coordinator,
City of Roseville

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.5
File #: 0206-03-01
Item ID: 2025-435

Title:	Community Facilities District No. 4 (Public Services) - De-annexation of Annexation No. 9 (1028 Main Street Subdivision)
Contact:	Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us

SUMMARY

Staff recommends approval of the recordation of a Notice of Cessation of Special Tax for certain property within the City's Community Facilities District No. 4 (Public Services) (CFD 4). The property owner requested to de-annex from CFD 4, with the agreement that any maintenance, repair and replacement of the landscaped area will be the responsibility of the property owner, including all future successors in title or owners of the subject property. On July 16, 2025, the City Council approved a Maintenance Agreement for the 1028 Main Street Subdivision, which allows the landscape area to be privately maintained in accordance with the terms of the agreement. There is no fiscal impact on the General Fund.

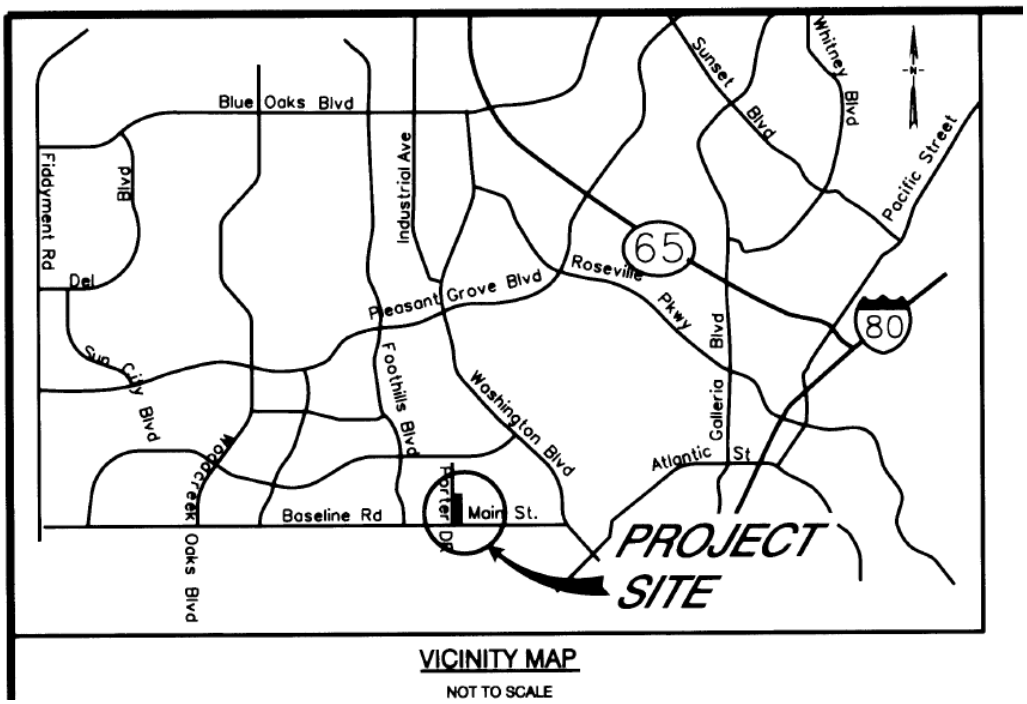
RECOMMENDATION

Staff recommends that the City Council adopt a resolution approving the recordation of a Notice of Cessation of Special Tax for certain property within the City of Roseville Community Facilities District No. 4 (Public Services).

BACKGROUND

On September 20, 2023, the City Council approved Resolution No. 23-376 to annex the 1028 Main Street Subdivision into CFD 4, authorizing the levy of a special tax and submitting the levy of tax to qualified electors. The property owner requested to de-annex from CFD 4, with the agreement that any maintenance, repair, and replacement of the landscaped area will be the responsibility of the property owner, including all future successors in title or owners of the subject property. On July 16, 2025, the City Council approved a Maintenance Agreement for the 1028 Main Street Subdivision, which allows the landscape area to be privately maintained in accordance with the agreement.

The de-annexation will happen in the circled project area below:



VICINITY MAP

NOT TO SCALE

FISCAL IMPACT

There is no fiscal impact to the General Fund. Maintenance costs will be borne by the property owner.

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 adoption of the resolution meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Jeannine Thrash, Management Analyst

Scott Pettingell, Finance Director

ATTACHMENTS:

1. Resolution 25-259

REVIEWERS:

Jeannine Thrash, Finance Department	Created/Initiated - 6/25/2025
Scott Pettingell, Finance Department - Budget	Approved - 6/25/2025
Gretchen Hakala, City Attorney Department	Approved - 7/21/2025

Katrina Six, City Clerk Department	Approved - 7/21/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/21/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/24/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/24/2025
Katrina Six, City Clerk Department	Final Approval - 7/24/2025

CITY COUNCIL OF THE CITY OF ROSEVILLE

RESOLUTION NO. 25-259

A RESOLUTION APPROVING RECORDATION OF A NOTICE OF CESSATION OF SPECIAL TAX FOR CERTAIN PROPERTY WITHIN THE CITY OF ROSEVILLE COMMUNITY FACILITIES DISTRICT NO. 4 (PUBLIC SERVICES)

WHEREAS, on May 15, 2005, the City Council (the "Council") adopted Resolution No. 05-227, which formed the City of Roseville Community Facilities District No. 1 (Public Services) (the "CFD"), and on June 21, 2005, the City recorded in the Placer County Recorder's Office, a Notice of Special Tax Lien as Document No. 2005-0079310 imposing a special tax lien on parcels within the CFD at that time; and

WHEREAS, on September 21, 2023, the City recorded in the Placer County Recorder's Office, an Amendment to Notice of Special Tax Lien, as Document No. 2023-0050601 to annex a parcel to the CFD as "Annexation No. 9" and shown on the annexation boundary map heretofore recorded in the Placer County Recorder's Office on September 8, 2023 at Book 4 Maps of Assessment and Community Facilities Districts at Page 96 in the office of the County Recorder of the County of Placer (the "Annexation No. 9 Parcel"); and

WHEREAS, the owner of the Annexation No. 9 Parcel has agreed to maintain landscaping so there will be no city maintenance requirement associated with that parcel, and the owner of the parcel has requested the Council to remove the Annexation No. 9 parcel from the CFD; and

WHEREAS, the Council now desires to remove the Annexation No. 9 parcel from the CFD.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROSEVILLE RESOLVES AS FOLLOWS:

SECTION 1. In accordance with Government Code Section 53330.5, the Council hereby finds, determines and declares that the obligation to pay the special tax authorized to be levied on the Annexation No. 9 Parcel, known as Assessor's Parcel No. 015-080-030-000, has ceased and that the lien imposed by the Amended Notice of Special Tax Lien referenced above is extinguished, and the special tax on Annexation No. 9 Parcel shall no longer be levied. The Council hereby authorizes and directs the recordation of a Notice of Cessation of Special Tax substantially in the form attached hereto as Exhibit A, to evidence the fact that said lien is extinguished.

SECTION 2. The City Clerk and her designee (each, an "Authorized Officer") is hereby delegated authority to execute and record, in the Placer County Recorder's Office, a Notice of Cessation of Special Tax regarding the Annexation No. 9 Parcel in the CFD consistent with the requirements of Government Code Section 53330.5.

SECTION 3. The Authorized Officers and other appropriate City staff are hereby authorized and directed to execute and deliver such additional certificates, documents and agreements as they may determine are necessary or helpful to effectuate the purposes of this resolution.

SECTION 4. This Resolution shall take effect immediately upon its adoption.

* * * * * * * * * * * *

The foregoing Resolution was adopted by the City Council of the City of Roseville on the _____ day of _____, 2025, on the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A

RECORDING REQUESTED BY AND
AFTER RECORDATION, PLEASE RETURN TO:

City Clerk Department
City of Roseville
311 Vernon Street, Suite 208
Roseville, CA 95678
Telephone: (916) 774-5263

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF CESSATION OF SPECIAL TAX

CITY OF ROSEVILLE
COMMUNITY FACILITIES DISTRICT NO. 4
(Public Services)

In accordance with Government Code Section 53330.5, the undersigned City Clerk of the City of Roseville ("City") hereby gives notice that the City Council of the City of Roseville has determined that the special tax authorized to be levied on taxable property referred to in Exhibit A hereto and within the above-referenced community facilities district (the "CFD") shall cease to be levied, and has directed the recordation of this Notice of Cessation of Special Tax to evidence the fact that the special tax for the CFD has ceased and that the lien imposed by the Notice of Special Tax Lien for the CFD, heretofore recorded in the Office of the Placer County Recorder's Office on June 21, 2005, as Document No. 2005-0079310, as amended by an Amendment to Notice of Special Tax Lien, heretofore recorded in the Office of the Placer County Recorder's Office on September 21, 2023, as Document No. 2023-0050601, is extinguished with respect to such real property referred to in Exhibit A hereto and located within the CFD.

The territory removed from the CFD is set forth in the annexation boundary map of the CFD heretofore recorded in the Placer County Recorder's Office on September 8, 2023 at Book 4 Maps of Assessment and Community Facilities Districts at Page 96 in the office of the County Recorder of the County of Placer, State of California. The assessor's tax parcel number of the parcel removed from the CFD, together with the names of the owners thereof, as appears on the latest secured assessment roll as of the date of recording hereof or as are otherwise known to the City are as set forth in Exhibit A.

For further information concerning this Notice of Cessation of Special Tax, interested persons should contact the Assistant City Manager/Chief Financial Officer, City of Roseville, 311 Vernon Street, Roseville, CA 95678.

Dated: As of _____, 2025

By: _____
Carmen Avalos
City Clerk

Exhibit A – Assessor's Parcel Number and Owners

EXHIBIT A
Assessor's Parcel Number and Owners

CITY OF ROSEVILLE
COMMUNITY FACILITIES DISTRICT NO. 4
(Public Services)

Annexation No. 9 - Removed

Assessor's Parcel No.	Name of Property Owner
015-080-030-000	Chad Phillips and Kasha Phillips

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.6
File #: 0800-03
Item ID: 2025-459

Title:	Western System Power Pool Agreement Collateral Annex
Contact:	Patrick Zanardelli 916-774-5673 pzanardelli@roseville.ca.us

SUMMARY

Staff recommends approval of the Western Systems Power Pool (WSPP) Collateral Annex, including the Cover Sheet Elections, with Dynasty Power Inc. ("Dynasty"). The documents supplement the WSPP Agreement previously executed by the City and establish industry-standard credit and collateral provisions that would apply to any future wholesale physical power transactions with Dynasty under the WSPP framework. There is no cost associated with the execution of these documents.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute the Western System Power Pool Collateral Annex and Cover Sheet Elections with Dynasty Power Inc.

BACKGROUND

Council approved updated Electric Utility Risk Management Policies in May 2025. These policies require Roseville Electric Utility to manage the financial risks associated with providing electricity by limiting cost exposure through the procurement of fixed-price electricity and natural gas over a three-year planning horizon.

Roseville Electric Utility has historically used the Western Systems Power Pool (WSPP) Agreement as its standard contractual framework for physical power transactions. The Collateral Annex and Cover Sheet Elections are standardized supplements to that agreement, used to define bilateral credit and collateral obligations with individual counterparties. These documents provide enhanced credit protections to the City by requiring the posting of collateral when exposure thresholds are exceeded or credit conditions change.

While both Roseville and Dynasty are WSPP signatories, they have not previously transacted under the WSPP framework. Executing the Collateral Annex and Cover Sheet Elections with Destiny does not authorize any transactions but ensures credit protections are in place should Roseville elect to transact with Dynasty in the future.

Any such transactions will remain subject to the City's Energy Trading Authority Policy (Resolution No. 25-149), approved by City Council on May 21, 2025.

FISCAL IMPACT

There is no fiscal impact associated with the execution of the WSPP Collateral Annex and Cover Sheet Elections with Dynasty Power Inc., as these documents serve as enabling agreements. No transactions are currently pending between the parties under the WSPP framework. Any future transactions conducted under the agreement will be subject to the Roseville Electric Utility Energy Risk Management Policies and must comply with the Energy Trading Authority Policy.

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. Entering into enabling agreements with Dynasty Power Inc. is not considered a "project" as defined by CEQA and consequently no CEQA action is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

2. Remain fiscally responsible in a changing world

Respectfully Submitted,
Patrick Zanardelli, Electric Business Analyst

Daniel Beans, Electric Utility Director

ATTACHMENTS:

1. Resolution 25-263
2. WSPP Collateral Annex w/ Dynasty
3. WSPP Collateral Annex Cover Sheet w/ Dynasty

REVIEWERS:

Patrick Zanardelli, Electric Department - Customer & Government Relations and Financial & Administrative	Created/Initiated - 7/15/2025
Joanna Cucchi, Electric Department - Financial & Administrative	Approved - 7/16/2025
Daniel Beans, Electric Department - All	Approved - 7/16/2025
Gretchen Hakala, City Attorney Department	Approved - 7/22/2025
Katrina Six, City Clerk Department	Approved - 7/22/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/23/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/24/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/24/2025
Katrina Six, City Clerk Department	Final Approval - 7/24/2025

RESOLUTION NO. 25-263

APPROVING THE WESTERN SYSTEMS POWER POOL COLLATERAL ANNEX AND COVER SHEET ELECTIONS, BY AND BETWEEN THE CITY OF ROSEVILLE AND DYNASTY POWER INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE THEM ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, Roseville Electric Utility has historically used the Western Systems Power Pool (WSPP) Agreement as its standard contractual framework for physical power transactions; and

WHEREAS, the Collateral Annex and Cover Sheet Elections are standardized supplements to that agreement, used to define bilateral credit and collateral obligations with individual counterparties; and

WHEREAS, the Collateral Annex and Cover Sheet Elections to the WSPP Agreement, by and between the City of Roseville and Dynasty Power Inc., have been reviewed by the City Council.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Western Systems Power Pool Collateral Annex and Cover Sheet Elections are hereby approved and that the City Manager is authorized to execute them on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

COLLATERAL ANNEX
to the
WSPP AGREEMENT

This Collateral Annex to the WSPP Agreement together with the Cover Sheet Elections (collectively, the "Collateral Annex"), dated as of June 20, 2025, between City of Roseville ("Party A") and Dynasty Power Inc ("Party B") (each a "Party" and, collectively, the "Parties"), is applicable to all transactions between the Parties conducted under the WSPP Agreement, including any amendments and annexes thereto agreed between the Parties (collectively, the "WSPP Agreement").

The Obligations of each Party to the other Party under the WSPP Agreement shall be secured in accordance with the provisions of this Collateral Annex, which sets forth the conditions under which a Party will be required to deliver Performance Assurance and the conditions under which a Party will be required to release and return Performance Assurance. To the extent there are any inconsistencies between the terms and conditions of the WSPP Agreement and this Collateral Annex, this Collateral Annex shall prevail. To the extent there are any inconsistencies between the terms and conditions of this Collateral Annex, excluding the Cover Sheet Elections, and the Cover Sheet Elections, the Cover Sheet Elections shall prevail.

1. Definitions.

For purposes of this Collateral Annex, the following terms have the meanings set forth below or in the provisions referred to below:

"Beneficiary Party" means, at any time, the Party entitled to receive, or that has received and is the beneficiary of, Performance Assurance provided by, or on behalf of, the Posting Party.

"Business Day(s)" has the meaning stated in section 4.1b of the WSPP Agreement.

"Cash" means U.S. dollars held by, or on behalf of, a Party as Performance Assurance and which shall be, for purposes of obtaining and perfecting a security interest hereunder, treated as "money" as defined in the UCC.

"Custodial Bank" means a Qualified Institution that has executed a Deposit Account Agreement.

"Collateral Annex" has the meaning stated in the introductory paragraph of this Collateral Annex.

"Collateral Threshold" means, with respect to a Party, the collateral threshold, if any, set forth in Part I of the Cover Sheet Elections for that Party, or if no amount is set forth for such Party, such amount shall be zero (0).

"Credit Rating" means, with respect to an entity other than a Qualified Institution, but including, as applicable, a Party or its Guarantor, as the case may be, on any date of determination: (a) the rating then assigned to such entity's (i) unsecured debt (such debt not supported by third-party credit enhancement) or (ii) if such rating in clause (i) is unavailable, its corporate credit rating, in each case as issued by Standard & Poor's ("S&P"), Moody's Investors

Service ("Moody's"), or Fitch, Inc. ("Fitch") or other rating agency or agencies to which the Parties may agree in writing, or (b) other such rating to which the Parties may agree in writing, and as further defined or described by the Parties in the Cover Sheet Elections. With respect to a Qualified Institution, "Credit Rating" refers to the ratings issued to the applicable commercial bank or trust company by S&P or Moody's. "S&P," "Moody's" and "Fitch" each includes its successors.

"Collateral Requirement" has the meaning stated in Section 4(c) of this Collateral Annex.

"Dealer" has the meaning stated in Section 4.2b of the WSPP Agreement except that no Party or any parent, subsidiary, or other affiliate of a Party shall be a Dealer for purposes of this Collateral Annex.

"Demand Notice" has the meaning given in Section 4(a) hereof.

"Deposit Account" means a demand, time, savings, passbook or similar account maintained with a Qualified Institution and subject to a Deposit Account Agreement, which Deposit Account shall, for purposes of obtaining and perfecting a security interest hereunder, be a "deposit account" as defined in UCC § 9-102.

"Deposit Account Agreement" is an agreement, executed by the Parties and a Custodial Bank with which the Deposit Account is or will be maintained under this Agreement, that provides the Beneficiary Party with control of the Deposit Account within the meaning of UCC § 9-104.

"Defaulting Party" has the meaning stated in Section 22.1 of the WSPP Agreement.

"Downgrade Event" has the meaning stated in Section 6(a)(iv) of this Collateral Annex.

"Downgraded Party" has the meaning stated in Section 6(a)(iv) of this Collateral Annex.

"Early Termination" means a termination of one or more transactions in accordance with Section 22.2 of the WSPP Agreement due to an Event of Default.

"Eligible Beneficiary Party" has the meaning stated in Section 6(a)(i) of this Collateral Annex.

"Event of Default" has the meaning stated in Section 22.1 of the WSPP Agreement as modified by Section 3 of this Collateral Annex.

"Guarantor" has the meaning stated in Section 4.7e of the WSPP Agreement and is the entity, if any, identified in Part I of the Cover Sheet Elections.

"Interest Rate" has the meaning stated in Part VI of the Cover Sheet Elections.

"LC Issuer" means (a) an entity having a capital surplus of at least one billion United States dollars ($1,000,000,000.00) and having a Credit Rating of at least (i) "A-" by S&P and "A3" by Moody's, if such entity is rated by S&P and Moody's, or (ii) "A-" by S&P or "A3" by Moody's, if such entity is rated by either S&P or Moody's, but not both, or (b) any other entity to which the Parties agree in the Cover Sheet Elections or otherwise in writing, provided, that the

Parties may agree to another definition of LC Issuer in Part VII of the Cover Sheet Elections or otherwise in writing, which other definition shall supercede the foregoing.

"Letter of Credit" means an irrevocable, non-transferable, standby letter of credit, issued by a LC Issuer in a form consistent with the Parties' agreements stated in Part VII of the Cover Sheet Elections and which letter of credit is otherwise reasonably acceptable to the Beneficiary Party.

"Letter of Credit Default" means with respect to an outstanding Letter of Credit and prior to the time such Letter of Credit is required to be canceled or returned to a Party in accordance with the terms of this Collateral Annex, the occurrence of any of the following events: (a) the issuer of the Letter of Credit has failed to satisfy the criteria of a LC Issuer under this Collateral Annex, the Cover Sheet Elections, or other agreements of the Parties, as applicable; (b) the LC Issuer has failed to comply with or perform its obligations under such Letter of Credit, including, but not limited to a failure to comply with a request to draw thereon in accordance with its terms; (c) the LC Issuer has disaffirmed, disclaimed, repudiated or rejected, in whole or in part, or challenged the validity of, such Letter of Credit; (d) such Letter of Credit has expired or terminated, or has failed or ceased to be in full force and effect at any time during the term of any transaction under the WSPP Agreement for which Performance Assurance is required to be kept in full force and effect hereunder, in any such case without replacement within three (3) Business Days following the date such Letter of Credit expired, terminated or failed or ceased to be in full force and effect; (e) the LC Issuer has initiated or become subject to, or any other party has initiated against LC Issuer (i) a bankruptcy, reorganization, moratorium, liquidation or similar insolvency proceeding under federal or state law, (ii) a similar proceeding for relief under any federal or state bankruptcy or insolvency law affecting creditor's rights, or (iii) a proceeding to liquidate or wind-up the business or affairs of the LC Issuer; (f) the LC Issuer makes an assignment for the benefit of creditors; or (g) the LC Issuer admits in writing its inability to pay its debts generally as they become due.

"Material Adverse Change" has the meaning stated, for the applicable Party, in Part II of the Cover Sheet Elections.

"Minimum Transfer Amount" means, with respect to a Party, the amount set forth in Part IV of the Cover Sheet Elections for such Party, or if no amount is filled in for such Party, such amount shall be zero (0).

"Non-Performing Party" has the meaning stated in Section 21.3 of the WSPP Agreement.

"Obligations" means, with respect to a Posting Party (a) all debts, liabilities and amounts due or that may become due from the Posting Party to the Beneficiary Party pursuant to (i) the WSPP Agreement, (ii) all outstanding Confirmation Agreements between the Parties under the WSPP Agreement, (iii) this Collateral Annex, (iv) any Security Agreement and (v) any other documents, instruments or agreements executed in connection therewith; and (b) all amounts owed under any modifications, renewals or extensions of the foregoing.

"Party" and "Parties" have the respective meanings stated in the introductory paragraph of this Collateral Annex.

"Performance Assurance" means collateral in the form of (i) Cash (whether posted directly with a Beneficiary Party or the Custodial Bank in a Deposit Account, (ii) a Letter of

Credit, or (iii) other security in form and subject to terms and conditions that are acceptable to the Beneficiary Party in its sole and absolute discretion. Interest payments on Cash held by a Beneficiary Party will constitute Performance Assurance in the form of Cash. Interest payments on Cash deposited into or otherwise held in a Deposit Account with a Custodial Bank will constitute a part of the Deposit Account held as Performance Assurance. For all purposes hereunder, Performance Assurance in the form of Cash is a margin payment within the meaning of the Bankruptcy Code, 11 U.S.C. § 101 et seq., including but not limited to sections 101(38), 362(b)(6), 546(e), 548(d), and 556 thereof.

"Posting Deadline" has the meaning given in Part VI of the Cover Sheet Elections.

"Posting Party" means, at any time, the Party required to post, or that has posted, Performance Assurance to, or for the benefit of, the Beneficiary Party.

"Potential Event of Default" means an event which, (a) with the giving of notice required under Section 22.1 of the WSPP Agreement, if any is required, and (b) the failure to remedy or cure under Section 22.1 of the WSPP Agreement, if remedy or cure is permitted, or both (a) and (b), would be an Event of Default.

"Qualified Institution" means (a) a commercial bank or trust company organized under the laws of the United States or Canada or a political subdivision thereof having a capital surplus of at least one billion United States dollars ($1,000,000,000.00) and having a Credit Rating of at least (i) "A-" by S&P and "A3" by Moody's, if such entity is rated by S&P and Moody's or (ii) "A-" by S&P or "A3" by Moody's, if such entity is rated by either S&P or Moody's, but not both, or (b) any other commercial bank or trust company, or other entity, to which the Parties agree in writing.

"Reduction Deadline" has the meaning given in Part VI of the Cover Sheet Elections.

"Replacement Letter of Credit" has the meaning given in Section 6(c) hereof.

"Replacement Performance Assurance" has the meaning given in Section 6(c) hereof.

"Rounding Amount" means, with respect to a Party, the amount, set forth in the Cover Sheet Elections for such Party, or if no amount is filled in for such Party, such amount shall be zero (0).

"Security Agreement" means a Security Agreement, which may be in the form attached hereto, applicable to Performance Assurance in a form other than Cash or a Letter of Credit.

"Termination Date" means the date on which the Beneficiary Party shall have received full and final payment of all of the Obligations.

"Termination Payment" means, for purposes of this Collateral Annex, the Termination Payment calculated under Section 22.3 of the WSPP Agreement.

"UCC" means the Uniform Commercial Code as in effect from time to time in the State of Utah, without regard to the conflicts of laws rules thereof, except to the extent that the perfection, the effect of perfection or nonperfection and the priority of the security interest granted hereunder, or remedies hereunder, are governed by the law of any jurisdiction other

than the State of Utah, the term UCC shall mean the Uniform Commercial Code of such other jurisdiction as necessary to give complete effect to this Collateral Annex.

"WSPP Agreement" has the meaning stated in the introductory paragraph of this Collateral Annex.

2. Encumbrance; Grant of Security Interest.

(a) As security for the prompt and complete payment and performance when due of a Party's Obligations now existing or hereafter arising, each Party hereby pledges, assigns, conveys and transfers to the other Party, and hereby grants to the other Party, a present and continuing security interest in and to, and a general first lien upon and right of set off against, all Performance Assurance which has been or may in the future be transferred to, or received by, the other Party or a Custodial Bank, for the benefit of such other Party, and all interest and other proceeds from time to time received or receivable in respect of, or in exchange for, any or all of the foregoing. Each Party agrees to take such action as the other Party reasonably requests in order to create and perfect the other Party's continuing security interest in, lien on, and right of setoff against, such Performance Assurance.

(b) The security interest created hereunder shall (i) remain in full force and effect until the security interest granted hereby is terminated in accordance with the second sentence of this Section 2(b), (ii) be binding upon the Posting Party, its successors and assigns and (iii) inure to the benefit of the Beneficiary Party and its successors, transferees and assigns. On the Termination Date, the security interest granted hereunder shall terminate and all rights to the Performance Assurance shall revert to the Posting Party. Upon such termination, the Beneficiary Party shall return all Performance Assurance in its possession or otherwise under its control to the Posting Party pursuant to Section 5(b) of this Collateral Annex and, at the Posting Party's expense, execute and deliver to the Posting Party such documents as the Posting Party shall reasonably request to evidence termination of the security interest.

(c) The security interest created hereunder is in addition to, and not in lieu of, any and all remedies that may be available under the WSPP Agreement.

(d) In the event a Party claims in any judicial proceeding that the grant set forth in Section 2(a) of this Collateral Annex is ineffective and fails to prevail on the claim, then that Party shall pay the other Party's reasonable attorneys fees incurred in defending against the claim.

3. Additional Events of Default.

The following event is added as an additional Event of Default under Section 22.1 of the WSPP Agreement and is incorporated therein for all purposes under this Collateral Annex:

(f) A Party fails to establish, maintain, transfer or extend Performance Assurance, or return Excess Performance Assurance, in any such case when required pursuant to the Parties' Collateral Annex.

4. Collateral Requirement.

(a) From time to time, on any Business Day prior to 12 p.m. New York time (but no more than once daily), the Beneficiary Party may demand by notice (each a "Demand Notice") that the Posting Party transfer Performance Assurance to or for the benefit of the Beneficiary Party, in an amount no less than the Collateral Requirement, provided that both conditions (i) and (ii) of this Section 4(a) are satisfied.

(i) No Event of Default has occurred and is continuing where the Beneficiary Party is the Defaulting Party and no Potential Event of Default exists where the Beneficiary Party is the potentially Defaulting Party;

(ii) No Early Termination has occurred or been designated with respect to such Beneficiary Party.

(b) After receiving a Demand Notice from the Beneficiary Party pursuant to Section 4(a) of this Collateral Annex, the Posting Party shall, by the Posting Deadline, transfer, or cause to be transferred to the Beneficiary Party or a Custodial Bank, as the case may be, Performance Assurance to, or for the benefit of, the Beneficiary Party, in an amount no less than the Collateral Requirement as defined in Section 4(c) of this Collateral Annex, provided, however, that a Posting Party shall not have an obligation to transfer Performance Assurance until the Collateral Requirement exceeds the Minimum Transfer Amount, at which time the Posting Party shall transfer the entire amount of the Collateral Requirement to the Beneficiary Party, and provided further, that if under this Collateral Annex each Party has an obligation to maintain Performance Assurance with respect to the other Party, the Parties' obligations to transfer Performance Assurance hereunder, including obligations to return Excess Performance Assurance under Section 5 of this Collateral Annex, at any time shall be determined on a net basis, and the Party with a net positive transfer obligation shall transfer Performance Assurance under this Section 4 in such amount.

(c) The "Collateral Requirement" is the amount calculated, as of the date of the Demand Notice, rounded up to the nearest integral multiple of the Rounding Amount, which is equal to *(x)* less *(y)*, but no less than zero, where:

(x) is

the Termination Payment, if any, that would be owed to the Beneficiary Party if the Posting Party were the Defaulting Party under Section 22.1 of the WSPP Agreement, plus

the damages, if any, solely under Section 21.3 of the WSPP Agreement that would be owed to the Beneficiary Party if the Posting Party were the Non-Performing Party, and

(y) is

the amount of Performance Assurance previously provided by or otherwise credited to the Posting Party for the benefit of the Beneficiary Party and not released as of the time the Beneficiary Party made the demand, plus

the Collateral Threshold applicable to the Posting Party.

(d) Any Letter of Credit shall be delivered to such address as the Beneficiary Party shall specify and any such demand made by the Beneficiary Party under this Section 4 shall specify account information for the account to which Performance Assurance in the form of Cash shall be delivered.

5. Reduction, Return, and Substitution of Performance Assurance.

(a) Reduction of Performance Assurance. From time to time, on any Business Day prior to 12 p.m. New York time (but no more than weekly with respect to Letters of Credit and daily with respect to Cash or a Deposit Account with the Custodial Bank), a Posting Party may demand that the Beneficiary Party reduce Performance Assurance in an amount equal to the Excess Performance Assurance as defined in this Section, provided, that the Posting Party shall not have any right to demand such reduction if on or prior to such Business Day, an Event of Default has occurred and is continuing where the Posting Party is the Defaulting Party, a Potential Event of Default exists where the Posting Party is the potentially Defaulting Party, or an Early Termination has occurred or been designated with respect to such Posting Party for which the Posting Party has not satisfied its Obligations. The Beneficiary Party shall comply with the demand by transferring, or causing the transfer of, Cash to the Posting Party or reducing the amount(s) of outstanding Letter(s) of Credit the Posting Party previously posted, provided, however, that a Beneficiary Party shall not have an obligation to transfer or cause the transfer of Excess Performance Assurance until the Excess Performance Assurance exceeds the Minimum Transfer Amount, at which time the Posting Party shall transfer the entire amount of the Excess Performance Assurance to the Posting Party. The Posting Party shall have the right to specify such means of compliance, provided, that it may specify Cash only to the extent that Excess Performance Assurance is in the form of Cash held by the Beneficiary Party or a Custodial Bank. If Excess Performance Assurance is returned by reducing the face amount of an outstanding Letter of Credit, the Posting Party shall provide an amended, or a new, Letter of Credit in accordance with Section D of the Cover Sheet. The cost and expense of compliance (including, but not limited to, the reasonable costs and expenses of the LC Issuer or Custodial Bank) shall be the sole obligation of, and paid directly by, the Posting Party. If the Beneficiary Party pays any such cost or expense, the Posting Party shall reimburse the Beneficiary Party for each such cost and expense promptly following a demand for reimbursement. The Beneficiary Party shall comply with the demand on or before the Reduction Deadline. Any such demand made by the Posting Party under this Section 5(a) shall specify account information for the account to which Excess Performance Assurance in the form of Cash shall be delivered.

"Excess Performance Assurance" is an amount, calculated as of the date of the demand and rounded down to the nearest integral multiple of the Rounding Amount, which is equal to *(x)* less *(y)*, but no less than zero, where:

(x) is

the amount of Performance Assurance previously provided by or credited to the Posting Party for the benefit of the Beneficiary Party and not released as of the time the Posting Party made the demand, plus

the Collateral Threshold applicable to the Posting Party.

(y) is

the Termination Payment, if any, that would be owed to the Beneficiary Party if the Posting Party were the Defaulting Party under Section 22.1 of the WSPP Agreement, plus

the damages, if any, solely under Section 21.3 of the WSPP Agreement that would be owed to the Beneficiary Party if the Posting Party were the Non-Performing Party.

The foregoing notwithstanding, if under this Collateral Annex each Party has an obligation to maintain Performance Assurance with respect to the other Party, the Parties' obligations to transfer Performance Assurance hereunder, including obligations to post Performance Assurance under Section 4 of this Collateral Annex, at any time shall be determined on a net basis, and the Party with a net positive transfer obligation shall transfer Performance Assurance under this Section 5(a) in such amount.

(b) Return of All Performance Assurance. No later than one (2) Business Days after the last to occur of (i) the Termination Date, and (ii) (A) completion of all outstanding transactions between the Parties under the WSPP Agreement or (B) if all such outstanding transactions have not been completed, then payment by the Posting Party of all amounts due to the Beneficiary Party under Sections 21 and 22 of the WSPP Agreement with respect to uncompleted transactions, the Beneficiary Party shall return all outstanding Performance Assurance to the Posting Party less any amounts applied to the satisfaction of any of the Posting Party's Obligations.

(c) Substitution of Performance Assurance. Unless (i) an Event of Default has occurred and is continuing where the Posting Party is the Defaulting Party, (ii) a Potential Event of Default exists where the Posting Party is the potentially Defaulting Party, or (iii) an Early Termination has occurred or been designated with respect to the Posting Party pursuant to which the Posting Party has not satisfied all Obligations, the Posting Party may substitute Performance Assurance for existing Performance Assurance of equal value. The Posting Party must give notice of the substitution to the Beneficiary Party two (2) Business Days before the substitution is intended to occur no later than 12 p.m. New York time. The notice must specify whether the substitute Performance

Assurance is Cash or a Letter of Credit and if the latter it shall include a draft thereof. If the substitute Performance Assurance is Cash or a Letter of Credit (in form consistent with this Collateral Annex), then the Posting Party may effect the substitution no earlier than two, and no later than five (5), Business Days after giving such notice. If the substitute Performance Assurance is not Cash or a Letter of Credit (in form consistent with this Collateral Annex), the substitution shall not be made unless the Beneficiary Party consents in writing thereto. No later than two (2) Business Days after the Beneficiary Party receives substitute Performance Assurance in accordance with this Section, the Beneficiary Party shall transfer the Performance Assurance that has been replaced to the Posting Party. Notwithstanding anything herein to the contrary, no such substitution shall be permitted unless after giving effect to such substitution, the value of such substitute Performance Assurance shall equal the greater of the Posting Party's Collateral Requirement or the Posting Party's Minimum Transfer Amount. The substituted Performance Assurance shall be subject to and governed by the terms and conditions of this Collateral Annex.

6. Administration of Performance Assurance.

(a) Cash held by Beneficiary Party.

(i) Conditions Under Which A Beneficiary Party Is Entitled To Hold Cash. A Beneficiary Party shall be an "Eligible Beneficiary Party" entitled to hold Performance Assurance in the form of Cash if, and for only so long as, all of the following conditions (w), (x), (y), (z) and (aa) are satisfied:

(w) The Parties have agreed in the Cover Sheet Elections or otherwise in writing that the Beneficiary Party may hold Performance Assurance in the form of Cash.

(x) If the Cover Sheet Elections permit the Posting Party unilaterally to rescind the Parties' agreement that the Beneficiary Party shall be entitled to hold Performance Assurance in the form of Cash, the Posting Party has not rescinded such agreement.

(y) A Material Adverse Change with respect to the Beneficiary Party has not occurred.

(z) The Beneficiary Party holds a minimum Credit Rating of BBB- by S&P, BBB3 by Moody's, or BBB- by Fitch. In the instance where the Beneficiary Party has more than one rating, the lowest rating will prevail.

(aa) The Beneficiary Party, the Posting Party, and a Custodial Bank have executed a Deposit Account Agreement, provided, that the Beneficiary Party is not required to place any Performance Assurance in the form of Cash in the Custodial Bank under such agreement except in the event of a cessation of Eligible Beneficiary Party status under Section 6(a)(iv) of this Collateral Annex.

(ii) Eligible Beneficiary Party's Use Of Cash. An Eligible Beneficiary Party shall be entitled to hold Performance Assurance in the form of Cash in any accounts it holds in the United States, and, notwithstanding anything to the contrary in UCC § 9-207, an Eligible Beneficiary Party shall also have the right to sell, pledge, rehypothecate, assign, invest, use, commingle or otherwise use in its business any Cash that it holds as Performance Assurance hereunder, free from any claim or right of any nature whatsoever of the Posting Party except for the Posting Party's rights under (A) Section 5(a), (b), and (c) of this Collateral Annex (reduction, return or substitution of Performance Assurance), (B) Section 6(a)(iv) (cessation of Eligible Beneficiary Party status), and (C) Section 8 of this Collateral Annex (Event of Default or Early Termination).

(iii) Appointment of Agent. The Eligible Beneficiary Party may, but is not required, to appoint an agent to hold Performance Assurance in the form of Cash on its behalf and to receive additional Performance Assurance. In the event an Eligible Beneficiary Party makes such an appointment, it must give notice to the Posting Party including the identity and address of the agent, no later than one (1) Business Day after the deposit. Upon the receipt of such notice, the Posting Party's obligations to make any transfer will be discharged by making the transfer to the agent. The Eligible Beneficiary Party may use Cash held by an agent in accordance with Section 6(a)(ii) of this Collateral Annex, subject to the Posting Party's rights referred to therein.

(iv) Cessation Of Eligible Beneficiary Party Status. The Beneficiary Party shall cease to be an Eligible Beneficiary Party immediately upon the failure of any one of conditions (w), (x), (y), (z) or (aa) of Section 6(a)(i) at any time (each a "Downgrade Event"), and thereafter such Beneficiary Party shall be considered a "Downgraded Party." Failure of (x) shall occur upon the Posting Party's giving notice to the Beneficiary Party of its rescission of the Parties' agreement that the Beneficiary Party shall be entitled to hold Performance Assurance in the form of Cash. A Downgraded Party shall transfer, or cause its agent to transfer, no later than the close of the next Business Day following the occurrence of the Downgrade Event, all Performance Assurance in the form of Cash to the Custodial Bank and all such Cash shall be maintained in a Deposit Account in accordance with Section 6(b) of this Collateral Annex and the terms and conditions of the Deposit Account Agreement. Upon the occurrence of a Downgrade Event, Section 6(a)(ii) concerning the Eligible Beneficiary Party's rights to use Cash shall cease to apply. After the occurrence of a Downgrade Event, a Downgraded Party shall not become an Eligible Beneficiary Party except upon the written agreement of the Posting Party. Nothing in this Section 6(a) shall diminish the Posting Party's rights under Section 8 of this Collateral Annex.

(v) Interest Payments On Cash[. So long as no (i) Event of Default has occurred and is continuing where the Posting Party is the Defaulting Party or (ii) no Early Termination has occurred or been designated with respect to the Posting Party pursuant to which the Posting Party has not satisfied all of its Obligations, then, the Eligible Beneficiary Party will pay to the Posting Party, in lieu of any other amounts paid, earned, or deemed to have been paid or earned, with respect to such Cash (all of which may be retained by the Eligible Beneficiary Party), interest in amounts calculated in accordance with the Interest

Rate. The Eligible Beneficiary Party shall submit an invoice to the Posting Party by the fifth (5th) Business Day of each month for interest due for the prior month and shall set forth such calculation therein. The Eligible Beneficiary Party shall make payment thereof of any interest due to the Posting Party by the later of two (2) Business Days after submittal of the invoice. The Posting Party shall determine in its sole discretion whether the method of payment shall be (a) an increase in the Performance Assurance credited to the Posting Party in an amount equal to any interest due, or (b) a transfer of funds to the Posting Party equal to any interest due.

(b) Cash Held By Custodial Bank.

(i) Conditions Under Which Cash Shall Be Held By Custodial Bank. The Custodial Bank shall hold Performance Assurance in the form of Cash if either of the following conditions is satisfied:

(x) The Parties have not agreed in the Cover Sheet Elections or otherwise in writing that the Beneficiary Party may hold Performance Assurance in the form of Cash.

(y) A Downgrade Event has occurred such that an Eligible Beneficiary Party has become a Downgraded Party.

(ii) Use Of Cash. In the event the Custodial Bank holds Performance Assurance in the form of Cash under this Section 6(b), the Beneficiary Party shall have no right to use or receive Performance Assurance in the form of Cash held by the Custodial Bank except, if an Event of Default has occurred where the Posting Party is the Defaulting Party or an Early Termination has occurred or been designated with respect to such Posting Party for which the Posting Party has not satisfied Obligations, then the Beneficiary Party shall have a right to receive Cash in payment of the Posting Party's Obligations. The Custodial Bank shall hold and disburse Performance Assurance in the form of Cash in accordance with the terms of this Collateral Annex and for the security interest and benefit of the Beneficiary Party and, subject solely to such security interest, for the ownership of the Posting Party. Performance Assurance in the form of Cash shall be held in a Deposit Account (A) designated for the ownership of the Posting Party, (B) controlled by the Beneficiary Party in accordance with the terms of the Deposit Account Agreement, and (C) designated for the security interest and benefit of the Beneficiary Party under this Collateral Annex and the Deposit Account Agreement.

(iii) Interest Payments On Cash. So long as no (i) Event of Default has occurred and is continuing where the Posting Party is the Defaulting Party and (ii) no Early Termination has occurred or been designated with respect to such Posting Party for which the Posting Party has not satisfied Obligations, then, the Custodial Bank, on behalf of the Beneficiary Party will pay to the Posting Party, in lieu of any other amounts paid, earned, or deemed to have been paid or earned, with respect to such Cash, interest in amounts calculated and paid in accordance with the Deposit Account Agreement or otherwise agreed by the Custodial Bank and Parties in writing. Payment shall be made by increasing the Performance Assurance credited to the Posting Party in an amount equal to any interest due,

unless the Beneficiary Party instructs the Custodial Bank to make payment by transferring funds to the Posting Party in an amount equal to any interest due.

(iv) Other Conditions. All terms and conditions stated in the Deposit Account Agreement as they apply to the Parties are incorporated into this Collateral Annex.

(c) Letters of Credit. Performance Assurance provided in the form of a Letter of Credit shall be subject to the following provisions, provided, that nothing in this Section 6(c) is intended to modify any terms and conditions contained in any Letter of Credit that apply to draws thereon and it is recognized that the Parties may agree to additional terms and conditions not stated herein.

(i) The Posting Party shall maintain for the benefit of the Beneficiary Party any Letter of Credit provided as Performance Assurance in accordance with Section 4 of this Collateral Annex. The Posting Party shall *(a)* renew or cause the renewal of each outstanding Letter of Credit not less than thirty (30) days prior to its expiration in accordance with the terms contained in the applicable Letter of Credit, *(b)* if the LC Issuer has indicated its intent not to renew such Letter of Credit, provide either (1) a Letter of Credit issued by a Qualified Institution in the same face amount and on substantially the same terms as the outstanding Letter of Credit (each, a "Replacement Letter of Credit") or (2) Performance Assurance in the form of Cash equal to the face amount of such outstanding Letter of Credit in a form acceptable to the Beneficiary Party ("Replacement Performance Assurance"), in each case at least twenty (20) days prior to the expiration of the applicable Letter of Credit, and *(c)* if the LC Issuer shall fail to honor the Beneficiary Party's request to draw on an outstanding Letter of Credit in accordance with the terms thereof, provide for the benefit of the Beneficiary Party either (1) a Replacement Letter of Credit or (2) Replacement Performance Assurance, in each case within two (2) Business Days after such refusal, provided, that, as a result of the Posting Party's failure to perform in accordance with *(a)*, *(b)*, or *(c)* above, the Posting Party's Collateral Requirement would be greater than zero. The foregoing notwithstanding, the Beneficiary Party may reject a Replacement Letter of Credit that conforms to the requirements of this Section if in the Beneficiary Party's sole discretion acceptance of additional credit from the applicable LC Issuer would be an unacceptable credit risk due to other commitments it had accepted from such LC Issuer, provided, that in the event of such rejection, the Beneficiary Party shall pay any costs incurred by the Posting Party in obtaining a Replacement Letter of Credit from a different LC Issuer. Rejection of a Replacement Letter of Credit under the immediately prior sentence shall not relieve a Posting Party of its obligations to maintain adequate Performance Assurance at all times under this Collateral Annex.

(ii) Upon the occurrence of a Letter of Credit Default, the Posting Party shall deliver to the Beneficiary Party either a Replacement Letter of Credit or Replacement Performance Assurance, in each case on or before the second (2nd) Business Day after the occurrence thereof (or the fifth (5th) Business Day after the occurrence thereof if only clause (a) under the definition of Letter of Credit Default applies), in such amounts that on the day such Replacement

Letter of Credit or Replacement Performance Assurance is provided the Collateral Requirement is zero.

(iii) Upon or at any time after the occurrence of an Event of Default that is continuing where the Posting Party is the Defaulting Party, or if an Early Termination has occurred or been designated with respect to the Posting Party pursuant to which the Posting Party has not satisfied all of its Obligations, then the Beneficiary Party may draw on the entire, undrawn portion of any outstanding Letter of Credit in accordance with its terms. Notwithstanding the Beneficiary Party's receipt of Cash under the Letter of Credit, the Posting Party shall remain liable for any failure to transfer sufficient Performance Assurance and for any Obligations owing to the Beneficiary Party and remaining unpaid after the application of the amounts so drawn by the Beneficiary Party.

(iv) In all cases, the costs and expenses of establishing, renewing, substituting, reissuing, canceling, and increasing the face amount of (as the case may be) a Letter of Credit shall be paid by the Posting Party, or if paid by the Beneficiary Party, promptly reimbursed by the Posting Party following the Beneficiary Party's demand for reimbursement.

(d) Performance Assurance in Forms Other than Cash or Letters of Credit. The Parties may agree that a Party may provide Performance Assurance in forms other than Cash or Letters of Credit, and may agree to additional terms and conditions respecting such Performance Assurance.

(e) Care of Performance Assurance. Except for duties to comply with all requirements concerning Performance Assurance stated herein, the Beneficiary Party shall have no duty as to any Performance Assurance in its possession or control or in the possession or control of any Custodial Bank or any income thereon or as to the preservation of rights against prior parties or any other rights pertaining thereto. The Eligible Beneficiary Party shall not be liable or responsible for any diminution in the value of Performance Assurance by reason of the act or omission of a Custodial Bank. Unless held by a Custodial Bank and except as required under Section 6(a)(iv) of this Collateral Annex, the Beneficiary Party, or its agent appointed under Section 6(a)(iii), shall at all times retain possession or control of Performance Assurance delivered to it. To the extent if any that this Section 6(e) is inconsistent with UCC § 9-207, this Section 6(e) shall control.

7. Beneficiary Party's Exercise of Rights Concerning Performance Assurance.

(a) In the event that *(x)* an Event of Default has occurred and is continuing where the Posting Party is the Defaulting Party or *(y)* an Early Termination has occurred or been designated with respect to the Posting Party for which the Posting Party has not satisfied all of its Obligations, the Beneficiary Party may exercise any one or more of the rights and remedies provided under the WSPP Agreement, under this Collateral Annex or as otherwise may be available under applicable law. Without limiting the foregoing, if at any time *(x)* or *(y)* has occurred, then the Beneficiary Party may, in its sole discretion, declare all Obligations immediately due and payable without presentment, demand, notice, protest or other formalities of any kind (all of which are hereby expressly waived by the Posting Party) and exercise any one or more of the following rights and remedies:

(i) All rights and remedies available to the Beneficiary Party under UCC Article 9 or the uniform commercial code of any jurisdiction in which the Performance Assurance is being held and any other applicable jurisdiction and other applicable laws with respect to the preservation of or foreclosure upon collateral.

(ii) The right to set off any Performance Assurance held by or for the benefit of the Beneficiary Party against and in satisfaction of any amount payable by the Posting Party in respect of any of its Obligations.

(iii) The right to draw the full undrawn face amount of each outstanding Letter of Credit issued for its benefit.

(iv) The right to instruct the Custodial Bank to transfer all Performance Assurance held in a Deposit Account to an account of the Beneficiary Party or otherwise to or for the benefit of the Beneficiary Party.

(v) The right to liquidate any Performance Assurance held by or for the benefit of the Beneficiary Party, free from any claim or right of any nature whatsoever of the Posting Party, and to apply the proceeds received following the exercise of the rights and remedies set forth above as follows (A) first, to the payment of (1) all costs and expenses relating to the sale of any Performance Assurance and collection of amounts owing hereunder, including reasonable attorneys' fees and disbursements and the just compensation of the Beneficiary Party for services rendered in connection therewith or in connection with any proceeding to sell if a sale is not completed, and (2) all charges, expenses and advances incurred or made by the Beneficiary Party in order to protect the lien provided under this Collateral Annex; (B) second, to the payment in full of all of the Obligations owed to the Beneficiary Party hereunder in such order as the Beneficiary Party may elect; and (C) third, the balance, if any, shall be paid to the Posting Party.

(b) The Posting Party hereby irrevocably constitutes and appoints the Beneficiary Party and any officer or agent thereof, with full power of substitution, as the Posting Party's true and lawful attorney-in-fact (which appointment shall be coupled with an interest) with full irrevocable power and authority to act in the name, place and stead of the Posting Party or in the Beneficiary Party's own name, from time to time in the Beneficiary Party's discretion, solely for the purpose of taking any and all action and executing and delivering any and all documents or instruments which may be necessary or desirable to accomplish the purposes of Section 7(a). Notwithstanding the foregoing, the Beneficiary Party shall not be obligated to exercise any right or duty as attorney-in-fact, and shall have no duties to the Posting party in connection therewith.

(c) The Posting Party shall in all events remain liable to the Beneficiary Party for any amount payable by the Posting Party in respect of any of its Obligations remaining unpaid after any such liquidation, application and set off and the Beneficiary Party shall have the right to proceed against the Posting Party for any such deficiency.

8. Posting Party's Exercise of Rights Concerning Performance Assurance.

If at any time *(a)* an Event of Default has occurred and is continuing where the Beneficiary Party is the Defaulting Party, or *(b)* an Early Termination has occurred or been designated with respect to the Beneficiary Party for which the Beneficiary Party has not satisfied all of its Obligations, then:

(i) on the day of such occurrence, the Beneficiary Party will be obligated to transfer all Performance Assurance (including any Letter of Credit) and interest in amounts calculated in accordance with the Interest Rate, if any, to the Posting Party;

(ii) the Posting Party may do any one or more of the following: *(a)* exercise any of the rights and remedies of a pledgor with respect to the Performance Assurance, including any such rights and remedies under law then in effect; *(b)* to the extent that Performance Assurance is not transferred to the Posting Party as required in (i) above, setoff amounts payable to the Beneficiary Party against the Performance Assurance (other than Letters of Credit) held by the Beneficiary Party or to the extent its rights to setoff are not exercised, withhold payment of any remaining amounts payable by the Posting Party, up to the value of any Performance Assurance that has not been so transferred, until the Performance Assurance is transferred to the Posting Party; *(c)* exercise rights and remedies available to the Posting Party under the terms of any Letter of Credit; and *(d)* exercise any applicable rights and remedies available to the Posting Party under the WSPP Agreement; and

(iii) the Beneficiary Party shall be prohibited from drawing on any Letter of Credit that has been posted by the Posting Party for its benefit.

9. Disputed Calculations.

If a Party shall dispute the Collateral Requirement determined by the Beneficiary Party or the Excess Performance Assurance determined by the Posting Party and such dispute relates to the Termination Payment calculated by the other Party under Section 22.1 of the WSPP Agreement or damages calculation under Section 21.3 of the WSPP Agreement, then the Party contesting the Termination Payment calculation or damages calculation shall:

(i) notify the other Party of the existence and nature of the dispute not later than 4 p.m. New York Time on the same day a Party has demanded additional Performance Assurance under Section 4 of this Collateral Annex or the return of Excess Performance Assurance under Section 5 of this Collateral Annex;

(ii) if a Beneficiary Party has demanded that the Posting Party provide Performance Assurance under Section 4, the Posting Party shall provide Performance Assurance to satisfy its Collateral Requirement based upon the Beneficiary Party's estimate, made in good faith and in a commercially reasonable manner, of the Termination Payment if the Posting Party were the Defaulting Party under Section 22.1 of the WSPP Agreement and the damages under Section 21.3 of the WSPP Agreement if the Posting Party were required to pay such damages; and

(iii) if a Posting Party has demanded that the Beneficiary Party return Excess Performance Assurance under Section 5, the Beneficiary Party shall return Excess Performance Assurance based upon the Beneficiary Party's estimate, made in good faith and in a commercially a commercially reasonable manner, of the Termination Payment if the Posting Party were the Defaulting Party under Section 22.1 of the WSPP Agreement and the damages under Section 21.3 of the WSPP Agreement if the Posting Party were required to pay such damages.

In all such cases, the Parties thereafter shall promptly negotiate in good faith in order to reconcile the dispute or a method for resolving the dispute. If the Parties fail to resolve the dispute on or before the second Business Day following the date that the demand is made by the Party contesting the Termination Payment calculation or the damages calculation, then such Termination Payment or damages calculation shall be determined based upon quotations from Dealers in energy contracts. Each Party may obtain up to a maximum of four (4) quotations which must be provided to the other Party on the same day as the demand, if the demand is made no later than 12 p.m. New York Time, or the next Business Day, if the demand is made after 12 p.m. New York Time. These quotations shall reflect transacted prices in comparable contracts. The Termination Payment or damages calculation shall equal a simple average of the quotations obtained and provided by the Parties consistent with the provisions of this Section 9. Each Party providing quotations to the other Party also shall identify to the other Party the Dealer(s) who provided each of the quotations to allow verification. Performance Assurance shall thereupon be provided, or Excess Performance returned, as the case may be, on the second Business Day after provision to the Posting Party of the recalculation, in accordance with the results of such recalculation. The results of this process shall be enforceable in a court of law unless fraudulent.

10. <u>Covenants; Representations and Warranties; Miscellaneous</u>.

(a) The Posting Party will execute and deliver to the Beneficiary Party (and to the extent permitted by applicable law, the Posting Party hereby authorizes the Beneficiary Party to execute and deliver, in the name of the Posting Party or otherwise) such financing statements, assignments and other documents and do such other things relating to the Performance Assurance and the security interest granted under this Collateral Annex including any action the Beneficiary Party may deem necessary or appropriate to perfect or maintain perfection of its security interest in the Performance Assurance, and the Posting Party shall pay all costs relating to its delivery of Performance Assurance and the maintenance and perfection of the security interest therein.

(b) On each day on which Performance Assurance is held under this Collateral Annex by the Beneficiary Party and/or its agent, or by the Custodial Bank under the Deposit Account Agreement, the Posting Party hereby represents and warrants that:

(i) the Posting Party has good and marketable title to and is the sole owner of such Performance Assurance, and the execution, delivery and performance of the covenants and agreements of this Collateral Annex, do not result in the creation or imposition of any lien or security interest upon any of its assets or properties, including, without limitation, the Performance Assurance, other than

the security interests and liens created under the WSPP Agreement and this Collateral Annex;

(ii) upon the transfer of Performance Assurance by the Posting Party to the Beneficiary Party, its agent, or the Custodial Bank for the benefit of the Beneficiary Party, the Beneficiary Party shall have a valid and perfected first priority continuing security interest therein, free of any liens, security interests, claims or encumbrances, except those liens, security interests, claims or encumbrances arising by operation of law that are given priority over a perfected security interest;

(iii) it is not and will not become a Party to or otherwise be bound by any agreement, other than the WSPP Agreement and this Collateral Annex, or amendments thereto, which restricts in any manner the rights of any present or future holder of any of the Performance Assurance with respect hereto; and

(iv) No approval or authorization by, and no filing with or consent of, any federal, state, local, municipal or other government agency, department or regulatory authority is required either (A) for the grant by the Posting Party of the liens granted hereby or for the execution, delivery or performance of this Collateral Annex by the Posting Party or (B) for the perfection (except for filing of any financing statements in the jurisdictions identified in writing by the Posting Party) of the liens created hereby or the exercise by the Beneficiary Party of the rights and remedies hereunder.

(c) This Collateral Annex has been and is made solely for the benefit of the Parties and their permitted successors and assigns, and no other person, partnership, association, corporation, or other entity shall acquire or have any right thereunder or by virtue of this Collateral Annex.

(d) Each Party represents and warrants to the other Party that (i) it has all requisite power and authority to execute and deliver this Collateral Annex, to consummate the transactions contemplated hereby and to perform its respective obligations hereunder; (ii) it has taken all necessary action to authorize the execution, delivery and performance of this Collateral Annex and (iii) this Collateral Annex has been duly executed and delivered and, when executed and delivered by the other Party, will constitute the legal, valid and binding obligation of such Party enforceable against it in accordance with its terms except as such enforcement may be limited by bankruptcy, insolvency, moratorium or similar laws affecting the rights of creditors generally or by general equitable principles (regardless of whether enforcement is sought in a proceeding in equity or at law). Each Party, at the time of execution, shall provide the other Party with evidence of such authority reasonably acceptable to the other Party, including, if the Collateral Annex is executed by an officer, a certificate of incumbency, and, if requested by the other Party, a written opinion of counsel (the opinion of a Party's in-house counsel shall suffice), in such form as is reasonably acceptable to the other Party, that person who executed this Collateral Annex was duly authorized in accordance with all actions requisite to establish such authority.

(e) As of the date a Party executes this Collateral Annex, the Cover Sheet Elections, Deposit Account Agreement, or Security Agreement, or any amendment thereto, such Party is a member in good standing of WSPP, Inc.

(f) Section 34 of the WSPP Agreement is inapplicable to any disputes concerning the enforcement of this Collateral Annex or the rights and obligations set forth herein concerning Performance Assurance. In the event litigation is commenced by either Party to enforce this Collateral Annex or collect any amounts required to be paid, provided or transferred hereunder, each Party agrees to pay the other Party for all reasonable attorneys fees, disbursements, and court costs incurred by the prevailing Party in such litigation.

(g) No delay or forbearance by any Party or its agents in exercising any right, power, privilege, or remedy accruing to such Party upon the occurrence of any breach or default by the other Party under this Collateral Annex, and no course of dealing between the Parties, shall impair any such right, power or remedy of the non-defaulting Party, nor shall it be construed to be a waiver of any such breach or default, or an acquiescence therein, or of any similar breach or default thereafter occurring, nor shall any waiver of any single breach or default be deemed a waiver of any other breach or default theretofore or thereafter occurring. Any waiver, permit, consent or approval of any kind or character on the part of a Party of any such breach or default under this Collateral Annex, or any waiver on the part of any non-defaulting Party hereto of any provision or condition of this Collateral Annex, must be in writing and shall be effective only to the extent specifically set forth in such writing. This Collateral Annex may be amended only by a document executed by the Parties.

(h) Each demand, notice, consent, agreement, approval or other communication required or permitted to be given from one Party to the other Party under this Collateral Annex shall be provided in writing (unless expressly provided otherwise) and shall be submitted by recognized overnight courier service or telefacsimile addressed to the recipient Party at its address or telefacsimile number set forth in Part VIII of the Cover Sheet Elections or as changed by notice to the other Party. All such notices, requests, demands, approvals and other communications shall be deemed to have been duly given, received and effective when: (a) received if personally delivered; (b) on the day transmitted (unless transmitted after 5:00 p.m. at the place of receipt or on a day that is not a Business Day, in which case it shall be deemed received on the next Business Day), if transmitted by facsimile transmission and the sender's facsimile machine has received the correct answerback of the addressee and confirmation of uninterrupted transmission by a transmission report or the recipient confirming by telephone to sender that he has received the facsimile message; (c) the day immediately following the day it is sent, if sent for next day delivery to a domestic address by a nationally-recognized overnight courier or delivery service; (d) on the day of receipt, if sent by certified or registered mail, return receipt requested; and (e) on the date actually received, if sent or delivered by any other means; provided, that any notice, demand, request or other communication made or delivered in connection with an alleged breach or default hereunder (including an Event of Default) shall only be delivered personally or by a nationally-recognized overnight courier or delivery service. Whenever this Collateral Annex provides that a demand, notice, consent, agreement, approval or other communication

shall be provided in “writing” or shall be provided in “written” form, such demand, notice, consent, agreement, approval or other communication shall only be effective hereunder if provided by a manually signed original, photocopy or telefacsimile copy from the Party or Parties to be bound thereby.

(i) The headings in this Collateral Annex are for convenience of reference only, and shall not affect the meaning or construction of any provision thereof.

(j) This Collateral Annex shall be governed by, and construed and interpreted in accordance with, the laws of the State of Utah, except to the extent that the perfection, the effect of perfection or nonperfection and the priority of the security interest granted hereunder, or remedies hereunder, are governed by provisions of the UCC, including but not limited to UCC §§ 9-301, 9-303, 9-304, 9-305, 9-306 and 9-307, that may call for the application of the laws of jurisdictions other than the State of Utah.

(k) This Collateral Annex may be executed in one or more counterparts, all of which, when taken together, shall constitute one and the same instrument and each of the Parties hereto may execute this Collateral Annex by signing any such counterpart.

IN WITNESS HEREOF, the Parties have caused this Collateral Annex to be duly executed effective as of the date first written above.

Party A	**Party B**
City of Roseville	Dynasty Power Inc.
_____	Yan Petchatnikov Digitally signed by Yan Petchatnikov Date: 2025.07.01 10:27:14 -06'00'
[Sign here]	[Sign here]
_____	Yan Petchatnikov
[Print name]	[Print name]
_____	COO
Title	Title
Date: _____	Date: 07/01/2025

COVER SHEET ELECTIONS
applicable to the
COLLATERAL ANNEX
to the
WSPP AGREEMENT

This Cover Sheet Elections applicable to the Collateral Annex to the WSPP Agreement ("Cover Sheet Elections") between the Parties dated as of June 20, 2025 is between:

City of Roseville ("Party A") and
Dynasty Power Inc. ("Party B").

This Cover Sheet Elections sets forth the Parties' agreements to supplement the Collateral Annex and, as the Parties may determine, vary the terms and conditions of the Collateral Annex. To the extent there are any inconsistencies between the terms and conditions of the Collateral Annex, excluding the Cover Sheet Elections, and these Cover Sheet Elections, the Cover Sheet Elections shall prevail.

Terms that are capitalized for reasons other than grammatical reasons shall have the meanings assigned to them in Section 1 of the Collateral Annex.

The Collateral Threshold, Interest Rate, Minimum Transfer Amount and Rounding Amount, shall each be zero (0) unless a different amount is stated below.

I. Collateral Threshold.

Explanatory note: The Beneficiary Party's exposure due to the other Party's failure to perform a WSPP Agreement transaction is the sum of (a) the Termination Payment under WSPP Agreement 22, (b) damages under WSPP Agreement § 21.3, and (c) any further and additional amounts due for rendered performance by the Beneficiary Party to the Posting Party, whether or not invoiced. The Collateral Threshold is the portion, if any, of this exposure that the Parties agree in this Cover Sheet Elections will not be secured with Performance Assurance.

A. Party A Collateral Threshold.

Name of Party A Guarantor, if applicable:
Not Applicable ("Party A Guarantor")

If a Guarantor is identified, then all references to Party A shall include Party A Guarantor unless otherwise indicated and Party A shall be deemed to have the Credit Rating of Party A Guarantor.

☐ The Collateral Threshold for Party A shall be $_____; provided, however, that the Collateral Threshold shall be zero in the event of a Material Adverse Change as defined in Part II hereof with respect to Party A.

☒ The Collateral Threshold for Party A shall be (a) the amount set forth in the chart below under the heading "Collateral Threshold" opposite the Credit Rating for Party A on the relevant date of determination, and if such Credit Ratings shall not be equivalent, the lower Credit Rating shall govern, or (b) zero if on the relevant date of determination none of the rating agencies

specified below has a Credit Rating in effect with respect to Party A or in the event of a Material Adverse Change as defined in Part II hereof with respect to Party A:

S&P	***Moody's***	***Threshold***
A- and above	**A3 and above**	**$25,000,000.00**
BBB+	**Baa1**	**$15,000,000.00**
BBB	**Baa2**	**$10,000,000.00**
BBB-	**Baa3**	**$2,500,000.00**
BBB- and below	**Baa3 and below**	**$ 0 (zero)**

☐ The Collateral Threshold for Party A shall be (a) the amount set forth in the chart above under the heading "Collateral Threshold" opposite the Credit Rating for Party A on the relevant date of determination, and if such Credit Ratings shall not be equivalent, the higher two Credit Ratings shall govern, or (b) zero if on the relevant date of determination none of the rating agencies specified below has a Credit Rating in effect with respect to Party A or in the event of a Material Adverse Change with respect to Party A.

☐ The Collateral Threshold for Party A shall be the amount of the Guaranty Agreement dated _____ from Party A Guarantor, as amended from time to time, but in no event shall Party A's Collateral Threshold be greater than $_____.

B. Party B Collateral Threshold.

Name of Party B Guarantor, if applicable:
Not Applicable ("Party B Guarantor")

If a Guarantor is identified, then all references to Party B shall include Party B Guarantor unless otherwise indicated and Party B shall be deemed to have the Credit Rating of Party B Guarantor.

☒ The Collateral Threshold for Party B shall be $0; provided, however, that the Collateral Threshold shall be zero in the event of a Material Adverse Change as defined in Part II hereof with respect to Party B.

☐ The Collateral Threshold for Party B shall be (a) the amount set forth in the chart below under the heading "Collateral Threshold" opposite the Credit Rating for Party B on the relevant date of determination, and if such Credit Ratings shall not be equivalent, the lower Credit Rating shall govern, or (b) zero if on the relevant date of determination none of the rating agencies specified below has a Credit Rating in effect with respect to Party B or in the event of a Material Adverse Change as defined in Part II hereof with respect to Party B:

☐ The Collateral Threshold for Party B shall be (a) the amount set forth in the chart above under the heading "Collateral Threshold" opposite the Credit Rating for Party B on the relevant date of determination, and if such Credit Ratings shall not be equivalent, the higher two Credit Ratings shall govern, or (b) zero if on the relevant date of determination none of the rating agencies specified below has a Credit Rating in effect with respect to Party B or in the event of a Material Adverse Change with respect to Party B.

☐ The Collateral Threshold for Party B shall be the amount of the Guaranty Agreement dated _____ from Party B Guarantor, as amended from time to time, but in no event shall Party B's Collateral Threshold be greater than $_____.

II. Material Adverse Change.

A. Party A

A Material Adverse Change shall occur with respect to Party A in the following circumstances:

☐ (i) Its Credit Rating falls below ____ by S&P or ____ by Moody's; or (ii) it is given an "issuer rating" by S&P below _____ or by Moody's below ____; or (iii) it has no Credit Rating by either S&P or Moody's.

☐ Party A's creditworthiness, financial responsibility, or performance viability has become unsatisfactory to Party B in Party B's reasonably exercised discretion with regard to a transaction between the Parties conducted under the WSPP Agreement.

☒ An Event of Default shall have occurred and is continuing where Party A is the Defaulting Party, or a Potential Event of Default has occurred where Party A is the potentially Defaulting Party, or an Early Termination has occurred or been designated with respect to Party A for which Party A has not satisfied its Obligations.

☐ Other:_____

B. Party B

A Material Adverse Change shall occur with respect to Party B in the following circumstances:

☐ (i) Its Credit Rating falls below ____ by S&P or ____ by Moody's; or (ii) it is given an "issuer rating" by S&P below _____ or by Moody's below ____; or (iii) it has no Credit Rating by either S&P or Moody's.

☐ Party B's creditworthiness, financial responsibility, or performance viability has become unsatisfactory to Party A in Party A's reasonably exercised discretion with regard to a transaction between the Parties conducted under the WSPP Agreement.

☒ An Event of Default shall have occurred and is continuing where Party B is the Defaulting Party, or a Potential Event of Default has occurred where Party B is the potentially Defaulting Party, or an Early Termination has occurred or been designated with respect to Party B for which Party B has not satisfied its Obligations.

☐ Other:_____

III. General Credit Assurances.

Explanatory note: If in Part II above either Party elected the second option (Material Adverse Change includes unsatisfactory creditworthiness, financial responsibility, or

performance viability) (such election, a "Section 27 Inclusion"), the Parties must make the first election in this Part III. If in Part II the Parties did not elect a Section 27 Inclusion and if they do not make either election in this Part III, then the second election under this Part III shall apply by default.

☐ Section 27 of the WSPP Agreement applies, provided, that (a) the following phrase is added after the last word of Section 22.1(d): "or in the Collateral Annex to the WSPP Agreement between the Parties," (b) the following phrase is deleted: "The Second Party's obligations under this Section 27 shall be limited to a reasonable estimate of the damages to the First Party (consistent with Section 21.3 of this Agreement) if the Second Party were to fail to perform its obligations," and (c) the phrase "within three (3) Business Days of demand therefore" is revised to state "within one (1) Business Day after receipt of demand therefor."

☒ Section 27 of the WSPP Agreement does not apply; Sections 27 and Section 22.1(d) of the WSPP Agreement are inapplicable to WSPP Agreement transactions between the Parties.

IV. Minimum Transfer Amount.

A. Party A Minimum Transfer Amount: $1

B. Party B Minimum Transfer Amount: $1

V. Rounding Amount.

A. Party A Rounding Amount: $100,000

B. Party B Rounding Amount: $100,000

VI. Administration of Cash Collateral.

A. Party A Eligibility to Hold Performance Assurance in form of Cash; Interest Rate.

Note: if neither of the two options immediately below is selected, then Option A shall apply.

☐ **Option A:** Party A shall not be entitled to hold Performance Assurance in the form of Cash. Performance Assurance in the form of Cash shall be held solely by a Custodial Bank in accordance with Section 6(b) of the Collateral Annex.

☒ **Option B:** Party A shall be entitled to hold Performance Assurance in the form of Cash under Section 6(a)(i), (ii) and (iii) of the Collateral Annex, provided, that no Downgrade Event has occurred with respect to Party A. **If Option B is elected, the Parties must complete the following election:**

Right of Party B to Rescind Option B:

☐ Party B shall be entitled to rescind Option B unilaterally, in its sole discretion, such that upon rescission (in accordance with Section 6(a)(iv) of the Collateral Annex) Party A shall not be entitled to hold

Performance Assurance in the form of Cash and Section 6(a)(iv) of the Collateral Annex shall become applicable.

☒ Party B shall not be entitled to rescind Option B unilaterally, in its sole discretion, provided, Party B shall lose its entitlement to hold Performance Assurance in the form of Cash upon the occurrence of any other Downgrade Event under Section 6(a)(iv) of the Collateral Annex.

To the extent Party A is entitled to hold Cash, the Interest Rate payable to Party B on Cash shall be as elected below:

Party A Interest Rate.

☒ Federal Funds Effective Rate - the rate for that day opposite the caption "Federal Funds (Effective)" as set forth in the weekly statistical release designated as H.15(519), or any successor publication, published by the Board of Governors of the Federal Reserve System. *(If neither Interest Rate box is checked, or the "Other" box is not completed, the Federal Funds Rate specified herein shall apply.)*

☐ Other - _____

B. Party B Eligibility to Hold Performance Assurance in form of Cash; Interest Rate.

Note: if neither of the two options immediately below is selected, then Option A shall apply.

☐ **Option A:** Party B shall not be entitled to hold Performance Assurance in the form of Cash. Performance Assurance in the form of Cash shall be held solely by a Custodial Bank in accordance with Section 6(b) of the Collateral Annex.

☒ **Option B:** Party B shall be entitled to hold Performance Assurance in the form of Cash under Section 6(a)(i), (ii) and (iii) of the Collateral Annex, provided, that no Downgrade Event has occurred with respect to Party B. **If Option B is elected, the Parties must complete the following election:**

Right of Party A to Rescind Option B:

☐ Party A shall be entitled to rescind Option B unilaterally, in its sole discretion, such that upon rescission (in accordance with Section 6(a)(iv) of the Collateral Annex) Party B shall not be entitled to hold Performance Assurance in the form of Cash and Section 6(a)(iv) of the Collateral Annex shall become applicable.

☒ Party A shall not be entitled to rescind Option B unilaterally, in its sole discretion, provided, Party A shall lose its entitlement to hold Performance Assurance in the form of Cash upon the occurrence of any other Downgrade Event under Section 6(a)(iv) of the Collateral Annex.

To the extent Party A is entitled to hold Cash, the Interest Rate payable to Party B on Cash shall be as elected below:

Party B Interest Rate.

☒ Federal Funds Effective Rate - the rate for that day opposite the caption "Federal Funds (Effective)" as set forth in the weekly statistical release designated as H.15(519), or any successor publication, published by the Board of Governors of the Federal Reserve System. *(If neither Interest Rate box is checked, or the "Other" box is not completed, the Federal Funds Rate specified herein shall apply.)*

☐ Other - _____

C. Posting Deadline for Collateral Requirement

The Posting Party shall be required to provide Performance Assurance to cover an outstanding Collateral Requirement under Section 4 of the Collateral Annex no later than 2:00 pm New York time of the second Business Day after receipt of a Demand Notice (the "Posting Deadline"), provided, that if the Posting Deadline is the same day as the Demand Notice is sent/received, then the Demand Notice must be received no later than 10:00 a.m. New York time on that day, and if the Demand Notice is sent/received after such time, then the Posting Deadline shall be 48 hours later.

D. Reduction Deadline for Transfer of Excess Performance Assurance

The Beneficiary Party shall be required to transfer Excess Performance Assurance to the Posting Party under Section 5 of the Collateral Annex no later than 2:00 pm New York time of the second Business Day after receipt of a demand therefor (the "Reduction Deadline"), provided, that if the Reduction Deadline is the same day as the demand for return of Excess Performance Assurance is sent/received, then the demand must be received no later than 10:00 a.m. New York time on that day, and if the demand is sent/received after such time, then the Reduction Deadline shall be 48 hours later.

VII. Letters of Credit

A. Definition of LC Issuer:

If the Parties agree that a specific entity shall be an LC Issuer even if may not satisfy the credit rating specified in the definition of LC Issuer set forth in the Collateral Annex, identify such entity here:

_____

If the Parties agree to a different definition of LC Issuer than the definition specified in the Collateral Annex, state such definition here:

_____

_____

_____

B. Definition of Letter of Credit

☒ "Letter of Credit" means an irrevocable, non-transferable, standby letter of credit, issued by a Qualified Institution, or other issuer to which the Parties

may agree in writing, in a form consistent with the Parties' agreements stated below and otherwise reasonably acceptable to the Beneficiary Party.

☐ "Letter of Credit" has the following meaning:

_____

_____

Regardless of the Parties' election in this Part VII.B above, the Parties may specify here additional terms and conditions that a Letter of Credit shall contain:

_____

_____

_____

VIII. Notice and other Communications Under Section 10(h) of Collateral Annex

Each demand, notice, consent, agreement, approval or other communication required or permitted to be given from one Party to the other Party under the Collateral Annex shall be submitted to the recipient Party at the following address or fax number:

Party A:

Attention:	Power Supply and Portfolio Administrator
Street:	116 S. Grant Street Ste. 2
City, State, Zip Code:	Roseville, CA 95678
Email:	Settlements@roseville.ca.us

Party B:

Attention:	Credit Manager
Street:	411 – 8th Ave SW
City, State, Zip Code:	Calgary, AB T2P 1E3
Email:	credit@dynastypower.com

Execution of Cover Sheet Elections:

Party A	**Party B**
City of Roseville Name of Party:	Dynasty Power Inc. Name of Party
_____ [Sign here]	Yan Petchatnikov Digitally signed by Yan Petchatnikov Date: 2025.07.01 10:31:31 -06'00' [Sign here]
_____ [Print name]	Yan Petchatnikov [Print name]
_____ Title	COO Title
Date: _____	Date: 07/01/2025

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.7
File #: 0307-01
Item ID: 2025-460

Title:	Emergency Operations Plan Update
Contact:	Matthew Lauchner 916-774-5807 mlauchner@roseville.ca.us

SUMMARY

Staff recommends Council adopt the 2025 updated City of Roseville Emergency Operations Plan (EOP). The EOP identifies operational strategies and plans for managing inherently complex and potentially catastrophic events. There is no fiscal impact associated with the adoption of this plan.

RECOMMENDATION

Staff recommends that the City Council adopt the 2025 City of Roseville Emergency Operations Plan.

BACKGROUND

The 2025 Emergency Operations Plan was a complete rewrite of the previous plan from 2011. The City partnered with a consultant, Tetra Tech, Inc. to create an updated document as a framework to identify operational strategies and plans for managing inherently complex and potentially catastrophic events.

FISCAL IMPACT

There is no fiscal impact for the adoption of this plan.

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 City of Roseville Emergency Operations Plan meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

1. Ensure a safe and healthy community
6. Deliver exceptional City services

Respectfully Submitted,
Matthew Lauchner, Assistant Fire Chief

Ryan Harrigan, Fire Chief

ATTACHMENTS:

1. Emergency Operations Plan Update

REVIEWERS:

Matthew Lauchner, Fire Department	Created/Initiated - 7/10/2025
Deanna Schondelmayer, Fire Department	Approved - 7/16/2025
Ryan Harrigan, Fire Department	Approved - 7/16/2025
Gretchen Hakala, City Attorney Department	Approved - 7/18/2025
Katrina Six, City Clerk Department	Approved - 7/21/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/21/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/24/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/24/2025
Katrina Six, City Clerk Department	Final Approval - 7/24/2025



Emergency Operations Plan

CITY OF ROSEVILLE CALIFORNIA

City of Roseville
Emergency Management

311 Vernon St. | Roseville, CA 95678
www.roseville.ca.us

EMERGENCY OPERATIONS PLAN

June 2025

TETRA TECH
Tetra Tech, Inc.
2301 Lucien Way Suite 120 | Maitland, FL 32751
www.tetratech.com

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PREFACE

The Emergency Operations Plan (EOP) outlines how the City of Roseville—its government, stakeholder agencies, community groups, business community, and residents—coordinates its response to major emergencies and disasters. This plan is regularly reviewed and updated by staff and approved by the City Council.

The EOP identifies operational strategies and plans for managing inherently complex and potentially catastrophic events. City assets, resources, and departments are potentially vulnerable and may become overwhelmed. A primary goal of the EOP is to promote flexibility whenever possible based on good judgment and common sense. This document facilitates emergency response and short-term recovery functions for emergencies and disasters that are outside of the scope of normal City operations.

Roseville has officially adopted and integrated the following emergency management, response, and coordination systems:

- Incident Command System (ICS)
- Standardized Emergency Management System (SEMS)
- National Incident Management System (NIMS)
- National Response Framework (NRF)

This EOP addresses the following phases of emergency management:

- Preparedness
- Response
- Recovery
- Mitigation

The City has adopted a "whole community" approach that actively promotes the inclusion and integration of community partners, neighbors, residents, people with disabilities and access and functional needs, people with language or cultural differences, and other stakeholders in all phases of emergency management planning. Through such collaboration, the City will be better prepared to meet the needs of its residents and daytime populace alike.

The City's Emergency Operations Center (EOC) provides a centralized location where emergency management coordination and decision-making can be supported during a critical incident, major emergency, disaster, or significant event. When activated, the EOC provides support for critical tasks related to communications, coordination, resource management, and executive leadership.

If Roseville determines that the effects of an emergency are beyond the capability of local resources or may become so, a local emergency can be proclaimed. A local proclamation of emergency allows the city manager to serve as the Director of Emergency Services to take measures necessary to protect and preserve public health and safety and support requests for county, state, and federal assistance. A proclamation also provides City staff with additional powers and authorities to increase the speed and effectiveness of City response activities.

The EOP is organized and defined as follows:

Basic Plan (also referred to as EOP in this document)—Presents the planning assumptions, policies, and concept of operations that guide the responsibilities for emergency preparedness, response, recovery, and mitigation for Roseville.

- **Appendix**—Additional information on the Emergency Action Plan (Planning P), Roles and Responsibilities, and a profile of Roseville
- **Annexes**—Hazard specific and functional applications of the EOP

A number of other City plans, procedures, and other documents support or relate to this EOP.

Authority, Approval & Distribution

This Emergency Operations Plan is sanctioned under the authority of the Roseville Municipal Code (City of Roseville, 2024) and issued under the authority of the Director of Emergency Services. State authority can be found, in part, in the California Emergency Services Act (State of California, 2015), the Standardized Emergency Management System (California, 2023) and various other codes and regulations. Federal authority is found in the Robert T. Stafford Act (FEMA, 2019), Homeland Security Presidential Directive 5 (FEMA, 2003) and Presidential Policy Directive 8 (DHS, 2011). The systems used nationally are the National Incident Management System (FEMA, 2017) and the National Response Framework (FEMA, 2019).

This document shall be the official Emergency Operations Plan for the City of Roseville and shall supersede all previous plans for this purpose. Nothing in this plan shall be construed in a manner that limits good judgment and common sense in matters not foreseen or covered by the elements of the plan or any appendices hereto.

This plan is approved by the City Manager for the City of Roseville and adopted by the City Council. Copies of the plan will be distributed electronically to each City Department, the EOC, and EOC section chiefs.

City of Roseville

_____

Dominick Casey, City Manager Date

EOP Adoption Resolution

PLAN CHANGES / UPDATES			
Date	**Change(s)**	**Updated by**	**Department**

DISTRIBUTION LIST	
Name	**Department / Agency**

The EOP will be distributed electronically, with the City's Emergency Management Team Coordinators maintaining the primary copy. Departments will receive an electronic copy of the EOP within one month following its approval.

Disclosure Exemptions

While sections of this document may be available for public review, other portions may contain sensitive information relevant to the emergency response operation of the City of Roseville. Portions that include information with significant implications on city, county, state and /or national security are placed in attachments that are exempt from public disclosure under the provisions of the California Public Records Act § 7920 *et seq*.

Liability Exemption

Incident response sometimes requires that decisions may occur under adverse conditions and situations. Government agencies and entities operating in concert with the EOP shall not be liable for injury, death, or loss of property except in cases of willful misconduct or gross negligence.

Adherence to the Plan (EOP)

Information provided in this plan, appendices, and annexes is guidance and not policy. Decisions and directions about the most appropriate approach and course of action for response and recovery may be influences by various factors and may be determined based on the best information available at the time.

BASIC PLAN

1.0 INTRODUCTION

The EOP serves as a significant document for Roseville's emergency management activities. While resources may be called upon as needed, responsibilities are outlined in the EOP Basic Plan and associated annexes. To ensure adequate preparedness, City departments should actively participate in preparedness and planning activities including the development of departmental plans, policies and procedures as necessary to fulfill assigned roles and obligations.

The EOP embraces the Federal Emergency Management Agency's (FEMA) "whole community" approach to emergency management as outlined in FEMA's Comprehensive Preparedness Guide (FEMA, 2021). In addition to Roseville's resources, recognizes the role of non-governmental organizations (NGOs), community-based organizations (CBO), faith-based organizations (FBO), private-sector businesses, educational institutions, and other stakeholders. Additionally, the EOP is intended to reflect the wide variety of support that may be required by residents, visitors, and businesses, including people with disabilities and others with access or functional needs. Consideration for people with disabilities, access or functional needs will be given in emergency planning. The City's emergency management program embraces the whole community approach.

Certain groups and organizations will need to interface with the City's Emergency Operations Center (EOC) and among one another, including in circumstances where normal telecommunications may be impaired. By understanding the elements of this plan, the City and such organizations can facilitate that process.

Members of the community should be aware of the potential risks and hazards that are present and the responsibility to be prepared.

1.1 Purpose

The purpose of this EOP is to provide and outline the framework, concepts, and policies of Roseville's emergency procures and operations to ensure effective management and coordination of the City's response to emergencies and disasters. It identifies roles and responsibilities for various individuals and departments as they pertain to preparedness, response, recovery, and mitigation activities. This plan serves as a foundational document for other City plans, as well as a reference document for other government and non-government organizations and entities. It is intended to be used in concert with other related plans, such as mitigation, recovery, and continuity of operations. This EOP complies with current federal, state, and local laws and regulations and incorporates best practices. Reference related to best practices includes, but is not limited to, guidance from Cal OES - *Cal OES Best Practices.* Consistent with emergency management practices, the EOP will be reviewed and updated as outlined in Section 9.0 or following trainings and/or exercises or significant incident or event.

1.2 Goals and Objectives

The overall objective of emergency management is to ensure the effective coordination of response forces and resources in preparing for and responding to situations associated with natural disasters,

technological incidents and national security emergencies. To carry out its responsibilities, the emergency management organization will accomplish the following objectives during an emergency/disaster:

- Goal 1: Save Lives
  - Objective 1.1: Prepare and disseminate emergency public information to alert, warn, and inform the public.
  - Objective 1.2: Provide effective life safety measures.
- Goal 2: Incident Stabilization and Restoration of Essential Services
  - Objective 2.1: Maintain overall coordination/support of emergency response and recovery operations.
  - Objective 2.2: Coordinate and liaise with appropriate federal, state and other local government agencies, as well as applicable segments of private sector entities and volunteer agencies.
  - Objective 2.3: Establish priorities and resolve conflicting demands for support.
  - Objective 2.4: Provide accurate documentation and records required for cost recovery efforts.
  - Objective 2.5: Provide for the rapid resumption of impacted businesses and community services.
- Goal 3: Protection of Property and the Environment
- Objective 3.1: Provide effective response efforts to reduce property loss and damage to the environment.

1.3 Scope

The EOP serves as the foundational document for the City's emergency management activities. The EOP applies to any significant emergency association with any hazard or threat, natural, technical, or human-caused, which may affect the City and result in a planned, coordinated response effort by City agencies. While all City resources may be called upon as needed, specific departmental responsibilities are outlined in the EOP Basic Plan and associated annexes. To ensure the City is adequately prepared, all City departments are required to actively participate in preparedness and planning activities to include the development and review of departmental plans, policies, procedures, resource information and contact information as necessary to fulfill their assigned roles and obligations.

1.4 Limitations

While many of the elements outlined in the EOP are designed for flexibility and can be utilized as needed to address a number of emergency and non-emergency events, some activities require special activation or a formal disaster declaration by the City Council. Similarly, the EOP is not meant to outline procedures for routine incidents or minor emergencies which are adequately addressed through existing processes.

The EOP identifies operational strategies and plans for managing inherently complex and potentially catastrophic events. Assets, resources, and departments are potentially vulnerable and may become overwhelmed. Deviations from the organizational and response structures outlined in the EOP may be required, based upon evolving needs and available resources.

With this in mind, the EOP is designed to promote flexibility whenever possible and is not intended to limit the use of good judgment and common sense in matters not foreseen or adequately addressed by elements of the EOP and its associated annexes, appendices, or plans.

1.5 Situation / Hazard Assessment

The City of Roseville lies to the west of the foothills of the Sierra Nevada Range, about 16 miles northeast of downtown Sacramento. It is the largest city in Placer County and has experienced considerable residential and commercial growth in the past two decades. Primary transportation routes into and out of the City include Interstate 80 and California Highway 65. Emergency management is based on an understanding of a jurisdiction's risk. The City has undergone multiple hazard analysis in alignment with state and federal guidance. The City has an approximate population of 154,329 (State of California - Department of Finance, 2024) and covers a geographic area of approximately 42 square miles.

Roseville will provide a response which is commensurate with the available staffing and resources at its disposal. Roseville may not have the capability and resources to provide adequate response for all emergencies and incidents during disasters. As warranted, the City can request additional assistance through the Placer County Operational Area and subsequently the State of California.

In 2023, the City updated its Hazard Mitigation Plan (Roseville, 2023). During the update, the City conducted a risk and vulnerability assessment and identified the hazards listed below as either high or medium. Detailed information and maps regarding the specifics of each hazard can be found in the plan update. The City's current Hazard Mitigation Plan identifies the following as the high and medium natural hazards for the City:

Hazard Type	Category
Severe Weather	High
Earthquake	High
Wildfire	Medium
Dam Failure	Medium
Flood	Medium

1.6 Planning Assumptions

The following assumptions may be viable during emergency and/or disaster operations:

- Roseville is susceptible to a number of hazards and risks that may result in critical incidents which may include natural, technological, or human caused.
- Emergencies may occur at any time with little or no warning and may exceed the capabilities of local, state, and federal governments, and the private sector in the affected areas.
- All City departments will participate in planning and preparedness activities as required.
- City personnel will be adequately trained to perform the emergency roles to which they are assigned.

- The City's EOC may be partially or fully activated to support operations during critical incidents.
- The City of Roseville is primarily responsible for emergency action within their municipality and will commit all available resources to save lives, minimize injuries to persons, and minimize damage to property and the environment.
- City departments will participate during a significant emergency or disaster; however, personnel may be unavailable or unable to report to work.
- Roseville will utilize SEMS, ICS, and NIMS in emergency response and management of operations.
- The City will commit their resources to a reasonable degree before requesting mutual aid assistance.
- Non-essential City operations may be reduced or cancelled in order to prioritize resources.
- Following a major disaster or catastrophic incident, Roseville may have to rely on their own resources to be self-sustaining until mutual aid is available.
- Transportation infrastructure may be disrupted and access to critical facilities may be blocked.
- Critical infrastructure and utilities (natural gas, water, electricity, sanitary sewer, garbage, recycling, communications, among others) may be severely impacted.
- Residents, businesses, and other entities may need to be self-sufficient for one week or more.
- Reasonable accommodations will be made for people with disabilities and/or access and functional needs, but additional planning, resources, and support may be required during emergencies.

2.0 Concept of Operations

In accordance with state and federal laws and guidance, the City of Roseville has officially adopted and integrated the following emergency management, response, and coordination systems into the current emergency management operations:

- Incident Command System
- Standardized Emergency Management System
- National Incident Management System NIMS

Collectively, the congruent operational systems outline how critical incidents, emergency, and disasters will be coordinated in the field, and all levels of government – local, county, regional, state and federal.

2.1 Field-Level Coordination

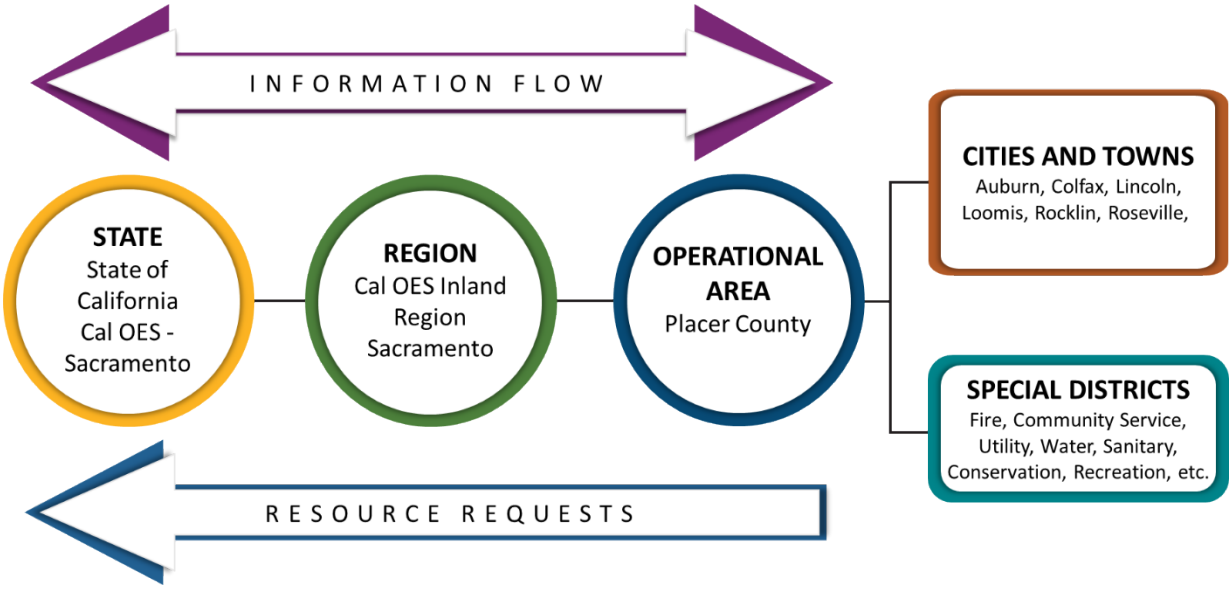
As mandated by both SEMS and NIMS, Roseville utilizes the Incident Command System (ICS) to manage response activities in the field. ICS provides for common terminology, processes, and position titles, while allowing the delegation of functions (or tasks) to subordinate positions in order to promote proper span of control and unity of command. ICS is applicable to any size incident and is designed to scalable as the needs of an incident expand or contract. When utilized, the standardization of ICS principles and nomenclature is capable of integrating large numbers of personnel from disparate organizations.

2.2 Local, Regional, and State-Level Coordination

2.2.1 Standardized Emergency Management Sections

SEMS is intended to standardize response in emergencies and is intended to be flexible and adaptable to the needs of the emergency responders. SEMS forms the foundation of emergency management

organization throughout the State of California and its use is required by all jurisdictions. SEMS requires agencies use basic principles and components of emergency management including Incident Command System, multi-agency coordinator, operational area concept and established mutual aid systems. Local government must use SEMS to be eligible for state funding of response-related personnel costs. SEMS utilizes five organizational tiers which are activated as need be and they consist of: field response, local government, operational area, regional, and the state. Roseville has incorporated the use of SEMS into its emergency management program.



2.2.2 Multi-Agency Coordination System (MACS)

The Multi-Agency Coordination System (MACS) is a part of NIMS and provides the basic architecture for facilitating the allocation of resources, incident prioritization, coordination and integration of multiple agencies for large-scale incidents and emergencies. A MAC group is made up of administrators or designees authorized to represent or commit agency resources and funds. MAC groups do not have direct involvement in the incident(s) and may function virtually. The principal functions and responsibilities associated with MACS include:

- Situation awareness / assessment
- Incident priority determination
- Critical resource acquisition and allocation
- Anticipating / identifying future resource requirements
- Coordinating policy issues
- Providing strategic coordination
- Joint Information Systems

Examples of a MAC Group include policy groups (elected or appointed officials), emergency management committees (emergency managers, first responders and allied agencies), or multiagency committees such as Incident Management Teams (IMT) or Emergency Management Planning Committees.

2.2.3 Field Response

Field response includes on-scene activities and coordination, consistent with ICS, to make tactical decisions in direct response to the emergency of disaster. The field response is managed through an Incident Command Post (ICP). Resource requests and situation reports are routed from the field to the next SEMS organizational level, either through participating response agencies or the local EOC if activated.

During an incident or event when multiple agencies and/or jurisdictions are involved, Unified Command (UC) as part of ICS may be implemented. The role of incident commander would be shared by multiple individuals in unified command.

2.2.4 Local Government

The City of Roseville, as a local government, retains the responsibility and authority for managing response activities within its jurisdiction. To support these efforts, the City may activate its EOC and Departments may activate respective Department Operations Center (DOCs). The EOC provides agency coordination, provides logistical support, establishes common operating procedures, identifies overarching priorities, and prioritizes available resources. Additionally, the EOC coordinates with Placer County Operational Area (OA)/County EOC.

2.2.5 Operational Area

The Operational Area (OA) provides response coordination for all political subdivisions within the county's jurisdiction. The OA coordinates response activities within the county's jurisdiction through the County EOC, if activated. The OA serves as a link to the regional level and other OAs within the region.

Roseville is part of the Placer County Operational Area and coordinates with the Placer County Office of Emergency Services (OES). The City participates in Placer County OA planning and during a critical incident, coordinates with the OA, through either the Placer County OES or the Placer County EOC, if activated.

2.2.6 Regional

The State of California is divided into three regions that each maintains Regional Emergency Operations Centers (REOC) to coordinate resource requests, support mutual aid, and promote situational awareness between their respective OAs. The City of Roseville and Placer County are in the Inland Region.

2.2.7 State

The Governor, through California Office of Emergency Services (Cal OES) and its Mutual Aid Regions, will coordinate statewide operations to include the provision of mutual aid and other support to local jurisdictions and the redirection of essential supplies and other resources as required. Placer County is part of the OES Inland Region. Requests that exceed the capabilities of the Operational Area will be forwarded to the Region.

The Cal OES Director, assisted by State agency directors, their staff, and volunteer agency staff will constitute the State emergency management staff.

2.2.8 Mutual Aid

The California Mutual Aid System operates within the framework of the California Master Mutual Aid Agreement (MMAA) and under the authority of the California Emergency Services Act. The system allows for the mobilization of resources to and from emergency response agencies, local governments, operational areas, regions, and the state with the intent to provide requesting agencies with adequate resources. Mutual aid is utilized by primary response disciplines:

- Fire and Rescue
- Law Enforcement
- Coroner / Medical Examiner
- Emergency Management
- Medical & Health

Mutual Aid Response Discipline	Coordinating Agency	Mutual Aid Elements Included
Fire and Rescue	Cal OES Fire and Rescue Branch	Fire and Rescue Mutual Aid Urban Search and Rescue Mutual Aid Hazardous Material Mutual Aid
Law Enforcement	Cal OES Law Enforcement Branch	Law Enforcement Mutual Aid Search and Rescue Mutual Aid
Coroner/Medical Examiner	Cal OES Law Enforcement Branch	Coroner/Medical Examiner Mutual Aid
Emergency Management	Cal OES Emergency Management	Emergency Management Mutual Aid Public Utilities Mutual Aid Water/Wastewater Agency Response Network
Medical and Health	California Emergency Medical Services Authority	Disaster Medical and Health Mutual Aid

The California Mutual Aid System includes six mutual aid regions in order to facilitate the coordination and flow of mutual aid requests. As part of the Cal OES Inland Region, Roseville and the Placer (County) Operational Area are part of Mutual Aid Region II.

The system includes a number of discipline-specific mutual aid systems that operate through designated mutual aid coordinators at the Operational Area, regional, and State levels. Mutual aid requests are coordinated within their geographic area before unfilled requests are forwarded to the next level. Mutual aid requests that do not fall into one of the discipline-specific mutual aid systems are handled through the emergency services mutual aid system and by emergency management staff at the local government, operational area, regional, and state levels.

2.3 National Incident Management System

NIMS provides a comprehensive national framework for incident management applicable at all jurisdictional levels and across all functional disciplines. The majority of NIMS requirements applicable to the City of Roseville, including the adoption of ICS. Additional elements of NIMS outline coordination between federal agencies and the use of federal assets and resources.

NIMS is built on the following three components:

- Resource Management
- Command and Coordination, including the Incident Command System
- Communications and Information Management

2.4 National Response Framework

The National Response Framework (NRF) is built upon the premise that incidents are typically handled at the lowest jurisdictional level. The NRF provides the framework for federal interaction with state, local, tribal, private sector and non-governmental entities in the context of domestic incident management to ensure timely and effective federal support.

3.0 Emergency Management Organization

The City's Municipal Code (City of Roseville, 2024) outlines the purpose of emergency services for the preparation and carrying out of plans for the protection of people and property within respective city in the event of an emergency; the direction of the emergency organization; and the coordination of the emergency functions with all other public agencies, corporations, organizations, and affected persons.

3.1 Director of Emergency Services

Roseville's Municipal Code designates the City Manager as the Director of Emergency Services who has the responsibility and authority for managing the emergency organization with their city. The Director of Emergency Services may appoint an assistant director to be confirmed by the city council.

3.2 Disaster Council

The City's Municipal Code establishes a Disaster Council which consists of the following people:

- Mayor (chair)
- Director of Emergency Services (vice-chair)
- Assistant director of emergency services
- Such chiefs of emergency services as provided for in the current emergency plan
- Such civic, business, labor, veterans, professional or other organizations representatives who have an official emergency responsibilities

The Disaster Council is empowered to develop and recommend for adoption such emergency and mutual-aid plans and agreements, ordinances, resolutions, rules, and regulations that are necessary to implement these plans and agreements. The council shall meet when called by the chair or when absent by the vice chair.

3.3 City Employees

One of the greatest resources for the City of Roseville is its employees. California Government Code designates that all public employees are Disaster Services Workers (DSWs). (State of California, 2013) Any employee of the City of Roseville may be assigned to perform activities which promote the protection of public health and safety or the preservation of lives and property. Such assignments may require services at locations, times, and under conditions that are significantly different than normal work assignments and may continue into the recovery phase of emergency.

3.4 Placer County Office of Emergency Services

Placer County Office of Emergency Services provides Operational Area (OA) coordination during disasters and emergencies and assists jurisdictions with preparedness, mitigation, recovery, and response efforts.

Placer County OA would be the next SEMS level of providing the City with support and resources during and after an emergency or disaster.

4.0 Emergency Management Phases



Emergency management is divided into various phases with each of these phases bending in to the next one. There is no clear demarcation of when one phase starts and another one ends. Elements from each phase may be used to support or augment elements from another phase.

4.1 Preparedness Phase

The preparedness phase involves activities undertaken in advance of an emergency. These activities develop operational capabilities and effective responses to a disaster. These activities focus on maintaining or improving capabilities that will be used in the response or recovery phases. Preparedness actions might include mitigation activities, emergency/disaster planning, training, exercises and public education. Members of the emergency management organization should prepare checklists detailing assignments, notification rosters, resource lists and other useful documents. Personnel should be acquainted with these documents through periodic training and reviews.

4.1.2 Planning

Emergency planning includes a wide variety of plans at the strategic, operational, and tactical levels. Strategic plans include the EOP and many of its associated hazard-specific or functional annexes, while operational and tactical planning includes more detailed information such as standard operating procedures (SOP), checklists, personnel assignments, notification rosters, resource lists, and forms.

All City departments are required to participate in the development of relevant strategic and operational plans while ensuring that internal tactical planning is sufficient to meet the needs of their outlined roles and assigned objectives. This includes the development of department-specific SOPs required to meet the objectives outlined for each department.

4.1.2.1 Continuity Planning

Disasters or major emergencies have the potential to disrupt or interrupt critical and essential City services that are vital to the health and welfare of its residents. Planning for such possibilities addresses the continuation of government and succession of officers. To ensure this continuity the City will address the following:

- Identification and prioritization of essential services
- Establishment, promulgation and maintenance of orders of succession
- Identification of delegation of authority
- Identification of continuity of communication
- Identification and maintenance of continuity of facilities
- Maintenance of vital records
- Establishment of process of reconstruction
- Development of an effective test, training and exercise program to support continuity efforts
- Development of a Continuity of Operations Plan (COOP) – detailed and comprehensive information is contained in the COOP plan; the COOP Plan should be used in concert with the EOP

4.1.3 Training

Training is an essential component of preparedness and greatly impacts the ability to respond to and recover from a critical incident.

The City facilitates trainings and regularly communicates opportunities to City and fire staff members. Additionally, the cities prioritize trainings that promote staff understanding and familiarity with the following concepts:

- Incident Command System (ICS)
- California Standardized Emergency Management System (SEMS)
- National Incident Management System (NIMS)
- California Disaster Service Worker (DSW) [CA Government Code 3101]
- EOC Functions
- EOP Orientation

The City Manager or designee will ensure that staff members assigned to the EOC are adequately trained and competent to fulfill their designated responsibilities. Staff members are encouraged to engage in on-going emergency management training to be familiar with current plans and guidance and capable of fulfilling the EOC role to which they are assigned.

4.1.4 Exercises

Exercises are a primary tool for assessing preparedness and identifying areas for improvement. They are a valuable method to validate plans and train personnel. Roseville incorporates guidance from the Homeland Security Exercise and Evaluation Program (HSEEP) in the development of its exercises.

A variety of exercises and trainings are used to assess capabilities and prioritize future planning and training needs. By simulating potential response and recovery scenarios, Roseville is able to validate existing plans and determine where additional training might be needed. The City's Emergency Management Team Coordinators will develop an Integrated Preparedness Plan (IPP) that incorporates a

building block approach in the development of planned exercises to facilitate increasing awareness and knowledge.

4.1.5 Public Awareness & Education

The Roseville Fire Department, other City departments, and their partners promote public awareness and education in order to strengthen overall preparedness, awareness, and community resilience. By providing community education, outreach, training, and coordination, the City increases the ability of community members and organizations to adequately prepare for and meet their own needs. By promoting self-reliance and preparedness, the city reduces the overall burden on resources and competing needs that may arise during critical incidents.

Public Education is an essential tool to teach residents how to prepare for, react to and recover from a major emergency or disaster.

Residents should take advantage of various emergency preparedness information and resources from City, County, State, and Federal governments among other sources and incorporate recommended practices into their regular routines.

Examples of pre- and post-awareness and education include:

- Emergency supply checklist
- Family reunification plan
- Family communication plan
- Business evacuation plan and checklist
- Emergency contact list
- Storage of essential data and information (e.g., flash drive)
- Business recovery plan
- Family recovery plan

Example of outreach efforts may include, but are not limited to:

- Schools
- Community and neighborhood groups and organizations
- Businesses including chamber of commerce
- Public safety fares
- Fire station tours
- Community events
- Library and recreational facilities
- Socially vulnerable groups and organizations

4.2 Response Phase

The response phase includes any actions taken immediately before, during, or directly after a critical incident in order to minimize the potential or existing impacts of the incident.

4.2.1 Pre-Event

Some incidents may provide sufficient warning to allow for pre-event or precautionary measures. Depending on the likelihood of significant impacts, pre-event response may include:

- Public warning
- Evacuations
- Resource Mobilization
- Staging
- Mutual Aid Requests
- Proclamation of a Local Emergency

4.2.2 Emergency Response

Emergency response activities are actions taken during or immediately after a critical incident to reduce or minimize actual impacts. While these activities are often associated with traditional response units – fire, law enforcement, emergency medical service (EMS), and public works – the size and complexity may require support from additional governmental agencies, non-government organizations (NGOs), businesses, community and faith-based organizations (CBOs FBOs) and other partners.

During emergency responses, some incidents may escalate beyond the capabilities of field operation management that may necessitate the need for additional support and coordination requiring the activation of a Department Operations Center (DOC). When an incident or multiple incidents exceed the capabilities of a DOC, or when multiple department DOCs have been activated and more coordinated efforts are needed, the EOC should be activated.

When coordinating emergency response activities and prioritizing needs and objectives, the following hierarchy is utilized:

1. Life Safety
2. Incident Stabilization
3. Protection of property and infrastructure and restoration of essential services
4. Reduce impacts to the environment

Emergency response may include activities related to short-term recovery and often overlaps with long-term recovery operations.

4.2.3 Prolonged Emergency

In addition to continuing life and property protection; operations, mass care, relocation, public information, situation analysis, status and damage assessment operations will be initiated.

4.3 Recovery Phase

The Recovery Phase includes short and long-term activities focused on returning the community to pre-incident or improved conditions. In some situations, when a disaster declaration has been made, recovery activities may include the critical task of identifying, documenting and quantifying response and recovery costs eligible for reimbursement.

The Recovery Phase may begin during the Response Phase or as directed by the EOC Director. Depending on the incident the recovery process may be short or be a sustained operation lasting several years. A comprehensive recovery plan may provide more detailed actions for a prolonged recovery period. A separate and detailed Recovery Plan would contain specific procedures and protocols., roles and responsibilities. The EOP is intended to be used mostly during the response phase of an incident; it is not intended to be a comprehensive recovery plan. The City may set priorities and secure resources. The following actions may assist and facilitate recovery efforts:

- Conducting damage assessments
- Assessing housing needs – both support and solutions
- Issuing permits for repairs and demolition
- Debris removal

- Opening roadways and transportation routes
- Restoring utilities – water, electricity, gas, communications, sewer, internet, cable
- Opening local assistance centers (LACs)
- Restart government functions
- Coordinating efforts with Placer County OES
- Working with local businesses to restore operations
- Coordinating with County, State and Federal officials regarding financial recovery for the City
- Coordinate with County Public Health efforts for disasters that included health issues
- Identify and prioritize essential functions and services

Specific recovery efforts and organization may be detailed in the City's Continuity of Operations Plan (COOP) and Recovery Plan.

4.3.1 Short-term Recovery

Short-term recovery operations begin during the response phase and may include activities such as the restoration of essential services, rapid debris removal, and the re-establishment of City services.

4.3.2 Long-term Recovery

Long-term recovery operations are often required to address extensive damage to infrastructure or widespread devastation. Activities include the restoration and reconstruction of public facilities and disaster response cost recovery.

The recovery period has major objectives that may overlap with other phases of the emergency management cycle, including:

- Reinstatement of family and individuals' autonomy
- Provision of essential public services
- Permanent restoration of private and public property
- Identification of residual hazards
- Plans to mitigate future hazards
- Recovery of costs associated with response and recovery efforts
- Coordination of state and federal, private and public assistance

As the immediate threat to life, property, and environment subsides, the rebuilding of Roseville will begin through various recovery activities. Long-term planning efforts, including public safety and infrastructure sustainability, are included in the Roseville General Plan. Recovery activities involve the restoration of services to the public and rebuilding the affected area(s). Examples of recovery activities may include:

- Restoring all utilities
- Establishing and staffing Local Assistance Centers (LACs) and Disaster Assistance Centers (DACs)
- Applying for state and federal assistance programs
- Conducting hazard mitigation analysis
- Identifying residual hazards
- Determining recovery costs associated with response and recovery

4.3.3 Damage Assessment

Damage Assessment activities involves identifying, recording, compiling, and analyzing damage information in order to determine the type of recovery assistance needed. Following major disasters, a

process known as Preliminary Damage Assessment (PDA) is employed to determine preliminary eligibility for certain state and federal financial assistance and reimbursement programs.

4.3.4 Disaster Assistance Programs

If the disaster is significant enough to warrant a gubernatorial and a presidential disaster declaration, additional state and federal assistance may become available. A local disaster proclamation does not automatically warrant the provisions of state or federal assistance. The City will have to qualify for these additional resources. If determined to be eligible, the City and its residents may be able to participate in state and federal disaster assistance programs for the following:

- Individuals – may be eligible for loans and grants for housing assistance programs (for homeowners and renters), and uninsured disaster-related necessitates (including personal property, medical, dental, and transportation expenses). Other Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act) programs include crisis counseling, disaster unemployment assistance, and legal services, may be available.
- Businesses – may be eligible for low-interest loans to assist with uninsured physical damaged through the United States Small Business Administration (SBA).
- Government – assistance may be available through state assistance under the California Disaster Assistance Act (CDAA), as well as sever federal programs including the FEMA Public Assistance (PA) Grant Program, and the Hazard Mitigation Grant Program (HMGP).
- Non-profit Organizations - assistance may be available through the state CDAA, as well as several federal programs including FEMA PA Grant Program for eligible non-profit organizations.

4.3.5 Recovery Documentation

Documentation is the key to recovering eligible response and recovery costs. Damage assessment documentation will be critical in establishing the basis for eligibility of disaster assistance programs. Various state and federal assistance programs require different types of documentation for eligible costs and in addition to structural damage, may include staff time, equipment, and materials utilized in response to the incident. To support the maximum recovery of eligible reimbursement, City departments must identify and support internal mechanisms for tracking and documenting appropriate costs.

4.3.6 After Action Report

As part of the recovery phase, and in accordance with SEMS, the State of California requires any city declaring a local emergency for which the governor proclaims a state of emergency, to complete and transmit an after-action report to the California Office of Emergency Services (Cal OES) within 90 days of the close of the incident period. The after-action report should include the following information:

- Documentation of response activities
- Identification of problems and successes during emergency operations
- Analysis of the effectiveness of SEMS components
- Plan of action for implementing improvements
- Cal OES After-Action Questionnaire

4.4 Mitigation Phase

Preventing damage and losses from disaster includes those efforts known as mitigation activities. Mitigation efforts occur both before and following disastrous events. Post-disaster mitigation is part of the recovery process. Preventing, eliminating, or reducing the impact of hazards that exist within Roseville and that are a threat to life and property are part of the mitigation efforts.

The current Multijurisdictional Hazard Mitigation Plan identifies mitigation action items. These documents identify which department is the responsible as the lead managing these actions. The Mitigation Plan is reviewed annually and updated every five years.

A number of mitigation activities may include the implementation, augmentation or promotion of the following:

- Local ordinances and statutes (zoning ordinance, building codes, ordinances and enforcement)
- City of Roseville Hazard Mitigation Plan (2023)
- Structural measures
- Disaster, earthquake or flood insurance
- Public information and outreach and community relations
- Risk mapping
- Structural retrofitting
- Monitoring and inspection
- Land use planning
- General Plans
- Public outreach and education

4.5 Whole Community Approach

Roseville's ability to respond and recover from significant emergencies and major disasters is highly dependent upon planning for the unique needs and specific requirements of the residents and non-resident, commuters, and visitors. To further identify and meet these needs, a "Whole Community" approach has been adopted to include and integrate community partners, neighbors, and other stakeholders in all phases of emergency management. Through these collaborative efforts, Roseville will become more resilient and better prepared to meet the needs of its residents and any daytime population increase, those with disabilities, access and functional needs and cultural consideration.

The City will include the Whole Community Approach when preparing for, responding to, recovering from, and mitigating against major emergencies and disasters.

4.5.1 Residents

Residents of Roseville play a fundamental role in emergency management by ensuring that they are prepared for emergencies and disasters. In most disasters, City residents will be the first to respond—family members caring for one another, neighbor helping neighbor. In a major disaster, residents may not have access to City services for days. Individual preparedness will ensure that the City's limited resources can go where they are most needed.

The City recommends that all residents prepare for disaster by taking first aid and CPR training, maintaining disaster supplies of food and water, and safekeeping personal documentation (e.g., personal identification and individual medical records). These actions will better prepare residents to evacuate or shelter-in-place for up to a week. Those families or residents with disabilities and others with access and functional needs may require additional personal planning before, during, and after an emergency to accommodate their need for assistance with communication, maintaining health and medical supplies, independence, support and safety, or transportation.

4.5.2 Community Organizations / Volunteer Groups

Roseville has volunteer, community, and faith-based organizations that promote emergency preparedness and assist during emergencies and disasters. These organizations can play a vital role in assisting neighborhoods prepare for and assist with disasters and emergencies.

The use and incorporation of volunteer groups and their respective roles and responsibilities in the EOC will vary depending on the incident or event. The Director of Emergency Services or their designee will determine any inclusion for each incident or event.

4.5.3 Private Sector

Roseville has a vibrant business community that includes traditional retail, recreational, entertainment, and corporate businesses. The City engages with the private sector to better understand their needs, identify resources, and develop partnerships. Much of the City's private sector partners address preparedness planning internally as a way to minimize business disruptions and to support the wellbeing of their employees and also offer their resources and technical capabilities to the larger community. The City acknowledges this valuable support and will continue collaborative efforts with the private sector as a component of the overarching emergency management program. In its efforts to engage the private sector, the City may solicit agreements, arrangements, memorandums of understanding and the like with various business and or business groups, such as the Chamber of Commerce. The nature of these relationships and roles and responsibilities will be outlined any provisions and/or documents.

The inclusion of any private groups and their roles and responsibilities will be determined by the Director of Emergency Services or their designee.

4.5.4 People with Disabilities

People with disabilities often require additional planning and support to ensure they receive equal access and coverage as required under the Stafford Act as well as other state and federal legislation such as the Americans with Disabilities Act (ADA) of 1990. Covered disabilities are not always apparent and may include impairments of mobility, vision, and hearing as well as some cognitive disorders and mental illnesses. To meet the needs of these individuals, Roseville is committed to supporting efforts and activities designed to improve and validate capabilities in support of people with disabilities, including but not limited to:

- Notifications and warning procedures
- Evacuation, transportation and sheltering considerations
- Accommodations for service animals
- Accessibility to information

4.5.5 Individuals with Access & Functional Needs

In addition to people with disabilities, Roseville recognize that additional support may be necessary to support those with access and functional needs (State of California , 2016) (State of Cailifornia , 2019). These are not necessarily related to a specific condition, diagnosis, impairment and are based upon functional areas such as:

- Maintaining independence
- Effective communication
- Transportation
- Supervision
- Medical care

Individuals with access and functional needs may not have access to support networks outside of their immediate communities or be able to self-evacuate. As a result, they may have additional needs before, during, and after an incident. Those with functional needs often include children, the elderly, tourists, and other segments of the population, such as:

- People with disabilities
- People living in institutionalized settings
- People from diverse cultures
- People with limited English proficiency
- People without transportation
- People who are economically disadvantaged
- Women who are pregnant

4.5.6 Cultural Consideration

CA Senate Bill 160 (2019) charged Cal OES and local governments to address culturally diverse communities in its emergency planning efforts. In consideration, the City will consider communities in its planning efforts, including EOP reviews and updates. Culturally diverse communities may include:

- Race and ethnicity
- Indigenous people
- Communities of color
- Immigrant and refugee communities
- Gender
- Age (including the elderly and youth)
- Sexual and gender minorities
- People with disabilities
- Occupation and income level (including low-income individuals and unhoused)
- Education level
- People with no or limited English language proficiency
- Geographic location

4.5.7 Consideration for Pets and Animals

In 2006, the federal government passed the Pets Evacuations and Transportation Standards (PETS) Act as an amendment to the Stafford Act. The PETS Act directs state and local emergency preparedness plans

address the needs of individuals with pets and companion animals during a disaster or emergency. American Red Cross procedures allow for assigned service animals to accompany individuals.

Roseville works to include consideration for the needs of pets and companion animals in plans as appropriate. Placer County SPCA maintains shelters including mobile ones for various pets and can be potentially located near a designated shelter. Throughout Placer County there are numerous individuals and organizations (farms, ranches, and others) with large animals such as horses, cattle, sheep, goats, and/or pigs. Owners should make appropriate preparations (e.g., sheltering, transporting) in advance for their animals before an actual disaster occurs.

5.0 Emergency Operations Center

Roseville operates an Emergency Operations Center (EOC) that provides a centralized location where emergency management coordination and decision-making occur and can support field operations during critical incident, major emergency, or disaster. When activated, the EOC provides support for a number of critical tasks related to communication, coordination, resource management and executive leadership.

Because of the nature of activities during an incident or event, access to the EOC may be limited to authorized personnel and/or specific city staff members only.

5.1 EOC Locations

The **primary EOC** location is: 116 S. Grant St., Roseville, CA
The **alternate EOC** location is: 1051 Junction Blvd., Roseville, CA

Alternate locations would be used when the primary EOC would or might be unsafe or unusable.

Situations and circumstances may arise in which staffing an in-person EOC fully or partially may be impractical or unwise, such as with the recent COVID-19 pandemic. Alternative staffing options may be considered and implemented and may include remote, virtual, or a combination of in-person and remote. Staff will be provided with appropriate tools, equipment, and training in order to perform their assigned responsibilities. The City's Director of Emergency Services will determine if alternate options will be implemented.

5.2 Activations & Deactivation

The EOC equipment is maintained by City's Emergency Management Team and may be used for coordination and monitoring activities at any time without the need for a formal activation. However, depending upon the need and circumstances, an official EOC activation may be appropriate to support a number of activities, including:

- Field response (disaster or major emergency)
- Pre-planned events (conventions, parade, city-wide event)
- Local proclamation of emergency
- Governor's declaration of emergency
- Presidential declaration of a national emergency
- State of War

The activation level and significance of the incident/event will determine who assumes the role of EOC Director. The City Manager would usually assume the role of EOC Director during a full activation.

For incidents or events that extend beyond an operational period (e.g., 12 hours) the City Manager may designate an alternate or replacement. This person could be the assistant city manager or one of the emergency services chiefs.

5.2.1 DOC Activation

A Department Operations Center (DOC) may activate at the discretion of a senior City Department official, such as fire, police, or public works, and may be based upon current or impending conditions that may substantially alter normal operations for a temporary time period. DOCs may also activate in support of EOC and field operations during a disaster.

A DOC may be managed by a senior department official and primarily supports field operations in operations, logistics, and planning.

5.2.2 EOC Activation Authority

The following municipal positions have the authority to activate the City's EOC:

- Roseville City Manager
- Roseville Assistant City Manager
- Roseville Police Chief or designee
- Roseville Fire Chief or designee
- Roseville Emergency Management Coordinators

Individuals serving in an acting role or empowered to act on behalf the above positions may activate the EOC.

As situations and conditions warrant, City Manager will communicate appropriate information to the City Council of escalating or anticipated incidents or events which may have a significant impact on Roseville and efforts being made to address the situation.

EOC activation may occur based upon escalating incidents or in anticipation of an incident or event. Activation of multiple DOCs may warrant the activation of the EOC. DOC commanders should be communicating with respective department heads of current and projected situation status.

5.2.3 EOC Activation Levels

When the EOC is activated, the Placer County Operational Area OES/EOC will be notified.

The City may also establish Departmental Operations Centers (DOCs) for specific departments (e.g., Fire, Public Works or Police) as required to support field operations and coordinate other functions within their respective departments. Activation of multiple DOCs may warrant or necessitate the activation of the EOC.

EOC activation levels are scalable based in the evolving needs and may include full or partial staffing as required. See table below:

Level	Operational Status (Minimum Positions)	Trigger Event/Situation (Examples)	Activities
Level 1 Full Staffing as needed	All positions (as required)	• Large winter storm • Terrorist incident • Major earthquake • Regional disaster • Major wildland fire in urban interface	• Situational analysis • Public information • Response coordination • Resource coordination • Logistics support • Recovery operations • Sustained operations • Reporting to state
Level 2 Partial Staffing	Management, EOC section coordinators branches, divisions, units, liaison/agency reps	• Large-scale evacuations • 2+ incident sites • Severe weather warning • Earthquake with minor damage • Major scheduled event	• Situational analysis • Public information • Response coordination • Resource coordination • Logistics support • Reporting to state

Level 3
Minimal Staffing
	EOC coordinator	• Small incident or event
		• One site
		• Potential threat of:
		  ○ Flood
		  ○ Severe storm
		• Escalating incident
			• Situational analysis
			• Public information
			• Response coordination
			• Resource coordination
			• Reporting to state

5.2.4 EOC De-Activation

The EOC Direction, after meeting with the Section Chiefs, will evaluate the EOC operational status and future operation needs. While the EOC Director may opt to close the EOC, the EOC may still be considered activated and minimally staffed by personnel who may be working from their respective work stations and/or remotely.

The EOC Director has the authority to De-activate the EOC. That decision may be based on various factors, such as incident/event status, termination of all field situations, staffing, among others.

The Planning Section is tasked with drafting a De-Activation plan.

Following the deactivation of the EOC, the City Manager will task the Emergency Management Team Coordinators with ensuring the completion of an After Action Report / Improvement Plan in accordance with SEMS guidance.

5.3 EOC Communication & Coordination

The EOC has the capability to communicate and coordinate with field personnel, incident commanders, DOCs, external stakeholders, volunteer community groups, and other government agencies.

Coordination with field elements from the EOC may be coordinated through relevant DOCs or directly with an Incident Commander. If a DOC is not activated, the Incident Commander may communicate directly with their department specific representative, sometimes located in the Operations Section of the EOC.

The EOC will communicate and coordinate with the Placer County EOC, when activated, or County OES, and other cities in the Operational Area. Affected cities will provide situational awareness and relevant resource status to the County EOC.

Communication may be by cell phone, internet, or other viable means.

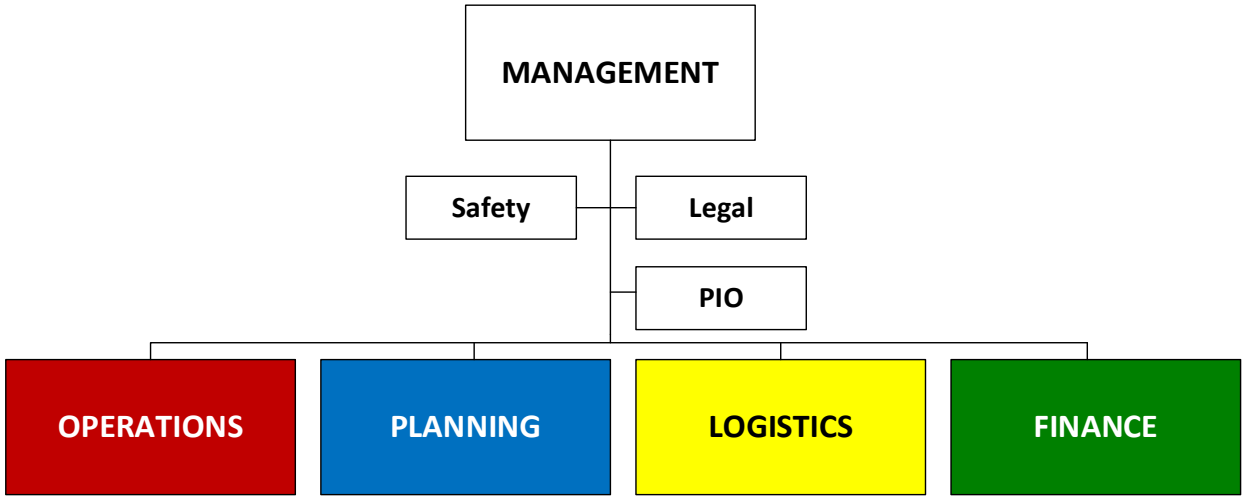
Additionally, the EOC may communicate with designated volunteer community groups may occur through alternative methods such as amateur radios.

5.4 EOC Structure – Hierarchy of Command and Span-of-Control

The essential ICS functions in SEMS and NIMS are identified as "sections" in the EOC:

- **Management—**Responsible for overall emergency policy and management coordination; other responsibilities of the management staff include public information, EOC safety and security, legal review of proclamations and other similar actions, and liaising with other agencies
- **Operations—**Responsible for supporting operations, coordinating emergency response efforts and shelter operation support
- **Planning—**Responsible for collecting, evaluating, and disseminating information; assists in developing emergency action plan; responsible for collecting all documentation material; planning also includes intelligence-gathering such as weather information
- **Logistics—**Responsible for providing facilities, services, personnel, equipment, materials, and resources
- **Finance—**Responsible for financial expenditures, records, and other administrative aspects

All other functions are organized as branches, groups, or units within these sections. Only functional elements that are required to meet current objectives will be activated. Below is a sample ICS chart that can be expanded or reduced based on the scale and extent of an incident.



Management of personnel within the EOC will be accomplished through the assignment of section chiefs (general staff) to the operations, planning, logistics, and finance functions. Section chiefs report to the EOC Director in the management section. Management staff consists of such positions as safety, legal, public information officer (PIO), and others.

5.5 Emergency Action Plans

At local, operational area, regional and state levels, the use of EOC action plans (EAP) provide designated personnel with knowledge of the objectives to be attained and the steps required for achievement. Action plans give direction and provide a basis for measuring achievement of objectives and overall system performance in the EOC. The EOC Director will determine and direct the drafting of EAPs. The Planning Section shall be responsible for overseeing EAPs development and drafting.

Planning strategy may include the incorporation of the "Planning P" as presented in the appendix to this EOP. The Planning P provides planning guidance during EOC activations.

6.0 Emergency Declarations

6.1 Local Proclamation

California Government Code allows a local emergency to be proclaimed by a city council or designed official by city council.

If the City of Roseville determines that the effects of an emergency are or may exceed the capabilities of local resources, a local emergency can be proclaimed. Roseville municipal code has empowered the City Manager to issue a proclamation for the city. Roseville Municipal Code and the California Disaster Assistance Act specify the requirements for proclaiming and, when necessary, maintaining, a local emergency. Compliance to the California Disaster Assistance Act (CDAA) (State of California, 2015) is required in order for the City to qualify for assistance.

6.2 State of Emergency

After a proclamation of a local emergency, the governing body, having determined that local resources are not sufficient to mitigate the situation, may request by letter or resolution that the Governor proclaim a state of emergency in the area to fully commit state and mutual aid assistance and provide resources to assist local government.

To support its request for a gubernatorial proclamation, it is essential that the City forward an estimate of damage and financial loss to Cal OES through the Placer County OES as quickly as possible. Estimates of loss are an important part of the criteria that Cal OES considers when making a determination to proclaim a state of emergency and request a Presidential Declaration of Emergency or Disaster. A copy of the request for a Governor's proclamation, with the following supporting data, must be forwarded, to the Placer County OES Director for transmission to the Cal OES Director:

- Copy of the local emergency proclamation
- Initial damage estimate summary that estimates the severity and extent of the damage

Cal OES prepares a recommendation as to the action that should be taken by the Governor. If the action recommends a Governor's proclamation, Cal OES prepares the proclamation.

The Governor may also proclaim a state of emergency without a local request if the safety of persons and property in the state are threatened by conditions of extreme peril, or emergency conditions are beyond the emergency response capacity and capabilities of local authorities. Local damage assessment documentation and submission may be required for reimbursement.

6.3 State of War Emergency

In addition to a State of Emergency, the Governor can proclaim a State of War Emergency whenever the state or the nation is attacked by an enemy of the United States, or upon receipt by the state of a warning from the federal government indicating that such an enemy attack is probable or imminent. The provisions of the Governor granted under a State of War Emergency are the same as those granted under a State of Emergency.

6.4 Presidential Declaration

Following the proclamation of a state of emergency, the Cal OES Director may recommend that the Governor request a Presidential Declaration of a major disaster under the authority of Public Law 93-288. The Governor's request to the president is submitted through the FEMA. Supplementary justification data may be required to accompany the state and local proclamations and Initial Damage Estimate.

7.0 Public Information

During a major emergency, disaster, or significant event providing residents and the public with useful and updated information is essential. The EOC Public information Officer (PIO) will oversee messaging during an EOC activation. If the EOC is not activated, then either the lead department or City's PIO will be responsible.

7.1 Alerts and Notifications

During an incident, the City will utilize various communication tools to disseminate information and directions to its residents. Notifications may be coordinated with neighboring agencies and/or the County. Recognizing that some residents may have limited language abilities and/or access or functional needs, the City will strive to address communication in various forms including, but not limited to, additional languages, relay services, TTY, alternative text. Communication tools include but are not limited to:

- Social media
- City alert system (Placer County Alert)
- City website
- Local news stations
- Volunteer and neighborhood groups and community or faith-based organizations

Public Education can be a useful tool to prepare residents in advance of incidents – how to prepare for, react to, and recover from various situations.

7.2 Joint Information System

The Joint information System (JIS) is the broad mechanism that organizes, integrates, and coordinates information to ensure timely, accurate, accessible, and consistent messaging activities across multiple jurisdictions and/or disciplines with the private sector and Non-governmental organizations (NGOs).
It includes the plans, protocols, procedures, and structures used to coordinate and share public information. Federal, State, tribal, territorial, regional, local, and private sector PIOs and established Joint Information Centers (JIC) at each level of SEMS are critical elements of the JIS.
The County / Operational Area may orchestrate JIS activities for larger or countywide incidents and events

7.3 Joint Information Center

The Joint Information Center is the central location that facilitates the operations of the JIS during an emergency. This location houses personnel with public information responsibilities from multiple agencies, departments, and other local governments. They perform critical emergency information functions, crisis communications, and public affairs functions.

A JIC will be established at a suitable location in close proximity to provide for effective management of Public Information functions. When activated, the JIC will be staffed by personnel trained to conduct Public Information activities, including coordinating inter-jurisdictional media releases and management of rumor control and community communications functions. Regardless of where the JIC is established, Public Information functions will continue to be managed from the EOC.

8.0 Continuity of Government

Continuity of Government (COG) is an essential function of emergency management and is vital during an emergency/disaster situation. Continuity of government is defined as the preservation, maintenance, or reconstitution of the civil government's ability to carry out its constitutional responsibilities. All levels of government share a constitutional responsibility to preserve the life and property of their citizens. The California Government Code and the Constitution of California provide the authority for state and local government to reconstitute itself in the event incumbents are unable to serve.

A major emergency or disaster could result in great loss of life and property, including the death or injury of key government officials. At the same time, there could be partial or complete destruction of established seats of government, and the destruction of public and private records essential to continued operations of government and industry.

In the aftermath of a major emergency, law and order must be preserved and essential government services must be maintained. To this end, it is particularly essential that local units of government continue to function.

8.1 Line of Succession

The lines of succession for essential City positions are listed below; the list does not include all City departments. In the absence of the person assigned as primary, their alternate is tasked and charged with

the authority to function in the primary person's absence and until the primary relieve the alternate and resumes their role and responsibility.

Primary City Position	Alternate
Mayor	• Vice Mayor
City Manager	• Assistant City Manager • Assistant City Manager
City Attorney	• Assistant City Attorney
Development Services Director	• Planning Manager • Development Services Manager
Police Chief	• Police Captain - Operations • Police Captain - Services
Fire Chief	• Assistant Chief • Division Chief – Operations
Public Works Director	• Assistant Public Works Director
Information Technology Director	• Assistant Director- Infrastructure Solutions • Assistant Director- Innovation Services
Chief Financial Officer	• Assistant Finance Director
Economic Development Director	• Economic Development Manager • Housing Manager
City Clerk	• Assistant City Clerk
Parks, Recreation & Libraries Director	• Park Planning and Development Manager
Electric Utility Director	• Chief Operating Officer
Environmental Utilities Director	• Assistant EU Director - Water and Wastewater • Assistant EU Director - Solid Waste and Support

8.2 Director of Emergency Services

The municipal code designates the City Manager as the Director of Emergency Services. The director may create an assistant director to be confirmed by the city council.

8.3 Emergency Organization

"All officers and employees of this city, together with those volunteer forces enrolled to aid them during an emergency, and all groups, organizations and persons who may by agreement or operation of law, including persons impressed into service under the provisions of Section 9.28.060, be charged with duties incident to the protection of life and property in this city during such emergency, shall constitute the emergency organization of the city." (City of Roseville, 2022)

8.4 Essential Facilities-Alternate Government Facilities

In the event an alternate location is needed to perform the day-to-day governmental functions, staff will be notified to report to one of several identified governmental facility locations where those functions can be carried out. Based upon current conditions and situation status, the alternate location will be determined by the department head or senior City official.

8.2 Preservation of Vital Records

In Roseville, the City Clerk is charged with and responsible for managing the preservation of vital City records. Vital records are defined as those records that are essential to:

- Protect and preserve the rights and interests of individuals, governments, corporations, and other entities. Example documents may include:
  - Vital statistics and public records
  - Land and tax records
  - License registers
  - Articles of incorporation
  - Payroll information
  - Contracts and leases
  - Plans, policies, and procedures for critical processes
  - Ordinances and resolutions
- Conduct emergency response and recovery operations. Example documents may include:
  - Utility system maps
  - Locations of emergency supplies and equipment
  - Emergency operations plan and procedures
  - Personnel rosters
- Re-establish normal governmental functions and protect the rights and interests of government. Example documents may include:
  - Constitutions and charters
  - Statutes and ordinances
  - Court records
  - Official proceedings
  - Financial records

Each department within the City should identify, maintain, and protect its own essential records, plans, procedures, documents, and other important operating functions and coordinate efforts with the City Clerk.

9.0 Plan Development and Maintenance

The City's Emergency Management Team Coordinators are responsible for the review, revision, management and distribution of the EOP.

The EOP's Basic Plan is subject to periodic formal approval by the City Council, whereas Appendices and Annexes may be revised as needed and are not subject to formal review and City Council approval.

The EOP Basic Plan, Appendices, and Annexes will be reviewed annually by the Emergency Management Team Coordinators. The Basic Plan may be modified at any time as a result of a post-incident or post-exercise evaluation, or changes in responsibilities, laws, guidance, or regulations. Changes to the Basic Plan would require readoption by the City Council.

Annexes will be reviewed at least annually or sooner as conditions, responsibilities, guidelines and the like warrant or require. Additional annexes may be added following review by the City's Emergency Management Coordinators.

During Basic Plan and Annex reviews, the City will consider and incorporate suggestions, procedures, protocols that include, but not limited to, socially vulnerable groups, disabled or access and functional needs, cultural considerations, language, among others. During the review process, the City may include representatives from these groups to participate, provide input, and/or review the process.

10.0 Authorities and References

10.1 Local Authorities and References

- City of Roseville Municipal Code
- City of Roseville
- Placer County Office of Emergency Services
- Placer County Emergency Operations Plan
- Roseville Hazard Mitigation Plan

10.2 State Authorities and References

- California Government Code
- California Emergency Services Act
- California Disaster Assistance Act
- California Code of Regulations
- California Governor's Office of Emergency Services
  - Standardized Emergency Management Systems Guidelines
  - Cal OES EOP Crosswalk (2020) local government
  - State of California Emergency Operations Plan
  - California Disaster and Civil Defense Master Mutual Aid Agreement
  - Orders and Regulations that may be promulgated by the Governor during a State of Emergency or a State of War Emergency
  - California-Federal Emergency Operations Center Guidelines: Integrating Federal Disaster Response Assistance with California's Standardized Emergency Management System

10.3 Federal Authorities and References

- National Fire Protection Association (NFPA)
- Federal Emergency Management Agency (FEMA) / Department of Homeland Security
- Robert T. Stafford Disaster Relief and Emergency Assistance Act, PL 100-707
- Pets Evacuation and Transportation Standards Act of 2006
  - National Incident Management System (NIMS)
  - National Response Framework (NRF)
  - Developing and Maintaining Emergency Operations Plans Comprehensive Preparedness Guide (CPG)
  - Homeland Security Presidential Directives (5, 8)

Glossary and Abbreviations

Activate: At a minimum, a designated official of the emergency response agency that implements SEMS as appropriate to the scope of the emergency and the agency's role in response to the emergency.

ADA: American with Disabilities Act

After Action Report (AAR): A report covering response actions, application of SEMS, modifications to plans and procedures, training need, and recovery activities. After action reports are required under SEMS after any emergency that requires a declaration of an emergency. Reports are required within 90 days.

Agency: An agency is a division of government with specific function, or a non-governmental organization (e.g., private contractor, business, etc.) which offers a particular kind of assistance. In ICS, agencies are defined as jurisdictional (having statutory responsibility of incident mitigation); or assisting by providing resources.

Agency Representative: An individual assigned to an incident or to an EOC from an assisting or cooperating agency who has delegated authority to make decisions on matters affecting that agency's participation at the incident or at the EOC.

American Red Cross: A nationwide volunteer agency that provides disaster relief to individuals and families.

Available Resources: Incident-based resources that are available for immediate assignment.

Cal OES: The California Governor's Office of Emergency Services.

Care and Shelter: A phase of operations that meets the food, clothing, and shelter needs of people on a mass care basis.

CBO: Community based organization

CDAA: California Disaster Assistance Act

CERT: Community Emergency Response Team – a volunteer group organized by a local government to assist during an emergency and/or disaster.

Chain of Command: A series of management positions in order of authority.

Continuity of Government (COG): All measures that may be taken to ensure the continuity of essential functions of governments in the event of emergency conditions, including line-of-succession for key decision makers.

COOP: Continuity of Operations Plan

Coordination: The process of systematically analyzing a situation, developing relevant information and informing appropriate command authority of viable alternatives for selection of the most effective combination of available resources to meet specific objectives.

Cultural competence: The ability to understand, value, communicate with, and effectively interact with people across cultures in order to ensure that the needs of all community members are addressed, with priority given to "culturally diverse communities." "Cultural competence" includes, but is not limited to, being respectful and responsive to the cultural and linguistic needs of diverse population groups.

Culturally diverse communities: Includes, but is not limited to, race and ethnicity, including Indigenous peoples, communities of color, and immigrant and refugee communities; gender, including women; age, including the elderly and youth; sexual and gender minorities; people with disabilities; occupation and income level including low-income individuals and the unhoused; education level; people with no or

limited or no English language proficiency; as well as geographic location.

Damage Assessment: The process utilized to determine the magnitude of damage and the unmet needs of individuals, businesses, the public sector, and the community caused by a disaster or emergency event.

Dam Failure: Part or complete collapse of a dam causing downstream flooding.

Declaration: The formal action by the President to make a State eligible for major disaster or emergency assistance under the Robert T. Stafford Disaster Relief and Emergency Assistance Act, PL 3-288, as amended (the Stafford Act).

Declaration Process: When a disaster strikes, local authorities and individuals request help from private relief organizations and their State government, which give all assistance possible. If assistance is beyond their capability, the Governor requests a Presidential declaration of a major disaster or an emergency.

Delegation of Authority: A statement provided to the Incident Commander by the Agency Executive delegating authority and assigning responsibility. The Delegation of Authority can include objectives, priorities, expectations, constraints and other considerations or guidelines as needed.

Department Operations Center (DOC): A location used by a distinct discipline, such as fire, medical, hazardous materials, or a unit, such as Department of Public Works, Department of Health or local water district to manage and coordinate their departmental response functions in a disaster. Department operations centers may be used at all SEMS levels above the field response level, depending upon the impact of the emergency."

Disaster: A sudden calamitous emergency event bringing great damage loss or destruction.

DSW: Disaster Service Worker

Emergency: A condition of disaster or of extreme peril to the safety of persons and property caused by such conditions as air pollution, fire, flood, hazardous material incident, storm, epidemic, riot, drought, sudden and severe energy shortage, plant or animal infestations or disease, the Governor's warning of an earthquake or volcanic prediction, or an earthquake or other conditions.

Emergency Management Lead: City's emergency management program staff/committee lead

EMS: Emergency Medical Service

Emergency Operations Center (EOC): A location from which centralized emergency management can be performed. EOC facilities are established by an agency or jurisdiction to coordinate the overall agency or jurisdictional response and support to an emergency.

Emergency Operations Plan (EOP): The plan that each jurisdiction has and maintains for responding to relevant threats and hazards that defines the emergency management organization, structure and coordination.

Essential Facilities: Facilities that are essential for maintaining the health, safety, and overall wellbeing of the public following a disaster (e.g., hospitals, police and fire department buildings, utility facilities, etc.). May also include buildings that have been designated for use as mass care facilities (e.g., schools, churches, etc.).

Evacuation: Organized, phased, and supervised withdrawal, dispersal, or removal of people from dangerous or potentially dangerous areas, and their reception and care in safe areas.

Exercise: Maneuver or simulated emergency condition involving planning, preparation, and execution; carried out for the purpose of testing, evaluating, planning, developing, training, and/or demonstrating emergency management systems and individual components and capabilities, to identify areas of strength and weakness for improvement of an emergency operations plan (EOP).

FBO: Faith based organization

Federal: Of or pertaining to the Federal Government of the United States of America.

Federal Emergency Management Agency (FEMA): This agency was created in 1979 to provide a single point of accountability for all Federal activities related to disaster mitigation and emergency preparedness, response, and recovery.

First Responder: This term refers to individuals whose organizations specific and primary responsibility is to respond to life safety incidents.

Hazard: Natural or man-made source of danger or difficulty to people or property.

Hazardous Material (Hazmat): A substance or combination of substances, which, because of quantity, concentration, physical, chemical, radiological, explosive, or infectious characteristics, poses a potential danger to humans or the environment. Generally, such materials are classed as explosives and blasting agents, flammable and nonflammable gases, combustible liquids, flammable liquids and solids, oxidizers, poisons, disease-causing agents, radioactive materials, corrosive materials, and other materials including hazardous wastes.

Hazard Mitigation: A cost-effective measure that will reduce the potential for damage to a facility from a disaster event.

Hazard Mitigation Plan (HMP): The plan resulting from a systematic evaluation of the nature and extent of vulnerability to the effects of natural hazards, including the actions needed to minimize future vulnerability to identified hazards.

HSEEP: Homeland Security Exercise and Evaluation Program

Incident: An occurrence or event, either human-caused or by natural phenomena that requires action by emergency response personnel to prevent or minimize loss of life or damage to property and/or the environment.

Incident Action Plan (IAP): The plan developed at the field response level that contains objectives reflecting the overall incident strategy and specific tactical actions and supporting information for the next operational period. The plan may be oral or written.

Incident Commander (IC): The individual responsible for the command of all functions at the field response level.

Incident Command System (ICS): The nationally used standardized on-scene emergency management concept specifically designed to allow its user(s) to adopt an integrated organizational structure equal to the complexity and demands of single or multiple incidents without being hindered by jurisdictional boundaries. ICS is the combination of facilities, equipment, personnel, procedures, and communications operating within a common organizational structure, with responsibility for the management of resources to effectively accomplish stated objectives pertinent to an incident.

IPP: Integrated Preparedness Plan – a plan that outlines a schedule of emergency management and related training courses for EOC and other support staff as well as a calendar of scheduled EOC and similar exercises.

Joint Information Center (JIC): A facility established to coordinate all incident-related public information activities. It is the central point of contact for all news media at the scene of the incident. Public information officials from all participating agencies should collocate at the JIC.

Joint Information System (JIS): Integrates incident information and public affairs into a cohesive organization designed to provide consistent, coordinated, timely information during crisis or incident operations. The mission of the JIS is to provide a structure and system for developing and delivering coordinated interagency messages; developing, recommending, and executing public information plans and strategies on behalf of the IC; advising the IC concerning public affairs issues that could affect a response effort; and controlling rumors and inaccurate information that could undermine public confidence in the emergency response effort.

Jurisdiction: The range or sphere of authority. Public agencies have authority at an incident related to their legal responsibilities and authority for incident mitigation. Jurisdictional authority at an incident can be political/ geographical (e.g., special district city, county, state or federal boundary lines), or functional (e.g., police department, health department, etc.)

Local Emergency: The duly proclaimed existence of conditions of disaster or of extreme peril to the safety of persons and property within the territorial limits of a county, city and county, or city, caused by such conditions as air pollution, fire, flood, storm, epidemic, riot, or earthquake or other conditions, other than conditions resulting from a labor controversy, which conditions are or are likely to be beyond the control of the services, personnel, equipment, and facilities of that political subdivision and required the combined forces of political subdivisions to combat.

Logistics: Providing resources and other services to support incident management.

Mitigation: Pre-event planning and actions that aim to lessen the effects of potential disaster.

Mutual Aid Agreement: Written agreement between agencies and/or jurisdictions in which they agree to assist one another upon request, by furnishing personnel and equipment.

Mutual Aid Region: A subdivision of Governor's Office of Emergency Services established to assist in the coordination of Mutual Aid and other emergency operations within a geographic area of the state, consisting of two or more county (operational) areas. Sonoma County is in Mutual Aid Region II.

National Incident Management System (NIMS): A system mandated by HSPD-5 that provides a consistent nationwide approach for Federal, State, local, and tribal governments; the private-sector, and nongovernmental organizations to work effectively and efficiently together to prepare for, respond to, and recover from domestic incidents, regardless of cause, size, or complexity. To provide for interoperability and compatibility among Federal, State, tribal, and local capabilities, the NIMS includes a core set of concepts, principles, and terminology. HSPD-5 identifies these as the ICS; Multi-agency Coordination Systems; training; identification and management of resources (including systems for classifying types of resources); qualification and certification; and the collection, tracking, and reporting of incident information and incident resources.

National Response Framework (NRF): A plan mandated by HSPD-5 that integrates Federal domestic prevention, preparedness, response,

and recovery plans into one all- discipline, all-hazards plan.

NWS: National Weather Service

Nongovernmental Organization (NGO): An entity with an association that is based on interests of its members, individuals, or institutions and that is not created by a government but may work cooperatively with government. Such organizations serve a public purpose, not a private benefit. Examples of NGOs include faith-based charity organizations and the American Red Cross.

Office of Emergency Services: an office that coordinates emergency response and management and resource support either at the local, county, or state level.

Operational Area: An intermediate level of the state emergency organization, consisting of a county and all political subdivisions within the county's geographic borders. An operational area is defined in law (Section 8559, California Government Code) as an organization (not a jurisdiction) whose boundaries are those of a county. This organization is not necessarily a county government; it could be several cities, or a city and a county, a county government or several county governments, willing to undertake to coordinate the flow of Mutual Aid and information within the defined area. The operational area concept is the backbone of SEMS.

Plan: As used by OES, a document that describes the broad, overall jurisdictional response to potential extraordinary emergencies or disasters.

Preparedness: The range of deliberate, critical tasks and activities necessary to build, sustain, and improve the operational capability to prevent, protect against, respond to, and recover from domestic incidents. Preparedness is a continuous process. Preparedness involves efforts at all levels of government and between government and private- sector and nongovernmental organizations to identify threats, determine vulnerabilities, and identify required resources. Within the NIMS, preparedness is operationally focused on establishing guidelines, protocols, and standards for planning, training and exercises, personnel qualification and certification, equipment certification, and publication management.

Prevention: Actions to avoid an incident or to intervene to stop an incident from occurring. Prevention involves actions to protect lives and property. It involves applying intelligence and other information to a range of activities that may include such countermeasures as deterrence operations; heightened inspections; improved surveillance and security operations; investigations to determine the full nature and source of the threat; public health and agricultural surveillance and testing processes; immunizations, isolation, or quarantine; and as appropriate, specific law enforcement operations aimed at deterring, preempting, interdicting, or disrupting illegal activity and apprehending potential perpetrators and bringing them to justice.

Private Sector: Organizations and entities that are not part of any governmental structure. It includes for-profit and not-for-profit organizations, formal and informal structures, commerce and industry, and private voluntary organizations.

Public Information Officer (PIO): The individual at field or EOC level that has been delegated the authority to prepare public information releases and to interact with the media. Duties will vary depending upon the agency and SEMS level.

RFD: Roseville Fire Department

RPD: Roseville Police Department

Recovery: Activities traditionally associated with providing Federal supplemental disaster recovery assistance under a Presidential major disaster declaration. These activities usually begin within days after the event and continue after the response activities cease. Recovery includes individual and public assistance programs that provide temporary housing assistance, grants and loans to eligible individuals and government entities to recovery from the effects of a disaster.

Resources: Personnel and equipment available, or potentially available, for assignment to incidents or to EOCs. Resources area described by kind and type and may be used in tactical support or supervisory capacities at an incident or at EOCs.

Response: Activities to address the immediate and short- term effects of an emergency or disaster. Response includes immediate actions to save lives, protect property and the environment, stabilize communities and meet basic human needs following an incident. Based on the requirements of the situation, response assistance will be provided to an affected State under the National Response Framework using a partial activation of selected Emergency Support Functions (ESF) or full activation of all ESF to meet the needs of the situation.

Risk: Potential for an unwanted outcome resulting from an incident, even, or occurrence, as determined by its likelihood and associated consequences.

Special District: A unit of local government (other than a city, county, or city and county) with authority or responsibility to own, operate or maintain a project (as defined in California Code of Regulations 2900(s) for purposes of natural disaster assistance. This may include a joint powers authority established under section 6500 et seq. of the Code.

Stafford Act: Robert T. Stafford disaster Relief and Emergency Assistance Act, PL 100-707, signed into law February 23, 1988; amended the Disaster Relief Act of 1974, and the Sandy Recovery Improvement Act of 2013.

Standard Operating Procedures (SOP): A set of instructions having the force of a directive, covering those features of operations that lends themselves to a definite or standardized procedure. Standard operating procedures support an annex by indicating in detail how a particular will be carried out.

Standardized Emergency Management System (SEMS): A system required by California Government Code for managing response to multi-agency and multi-jurisdiction emergencies in California. SEMS consists of five organizational levels that are activated as necessary: Field Response, Local Government, Operation Area, Region and State.

State of Emergency: The duly proclaimed existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by such conditions as air pollution, fire, flood, storm, epidemic, riot,

Threat: An indication of possible violence, harm, or danger.

Tsunami: Also called a seismic sea wave. It is a large oceanic wave generated by earthquakes, submarine volcanic eruptions, or large submarine landslides in which sudden forces are applied to the water mass.

Vulnerability: Physical feature or operational attribute that renders and entity open to exploitation or susceptible to a given hazard.

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.8
File #: 0324 & 0201-01
Item ID: 2025-229

Title:	Certified Unified Program Agency Settlements Project - Approval of New Capital Improvement Project and Budget Adjustment
Contact:	Michael Bradley 916-774-5400 mbradley@roseville.ca.us

SUMMARY

Staff recommends approval of a New Capital Improvement Project, the Certified Unified Program Agency (CUPA) Settlements Project, and approval of a budget adjustment in the amount of $57,900, increasing revenue and expenditure budgets in the General Fund for the project. The Fire Department received $57,900 in settlement funds that are required to be used to support or improve the CUPA Program.

RECOMMENDATION

Staff recommends that the City Council:

1) Approve the establishment of a new Capital Improvement Project, Certified Unified Program Agency (CUPA) Settlements Project (500635); and

2) Adopt an ordinance approving a budget adjustment increasing revenue and expenditure budgets in the General Fund for the project.

BACKGROUND

The City of Roseville Fire Department is the Certified Unified Program Agency (CUPA) for the City of Roseville. The Fire Department received $57,900 in settlement funds that are required to be used to support or improve the CUPA Program. The funds will be utilized as follows:

1. $5,000 to create a shared CUPA Plan with the Placer County Department of Health and Human Services; and
2. $52,900 to fund the activities of the CUPA in enforcement, as defined by Health and Safety Code Section 25404.1.1(i).

FISCAL IMPACT

The recommended project will track the revenues and expenditures for the CUPA settlement funds received to provide transparent tracking of all related revenues and expenditures. The recommended budget adjustment will appropriate the $57,900 expenditure budget, draw $34,000 from the General Fund balance for revenue deposited in FY 2023-24, and budget $23,900 for revenue that will be recognized in the same year the related expenses occur.

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 CUPA Settlements Project meets the above criteria and is not subject to CEQA. No additional

environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

1. Ensure a safe and healthy community
2. Remain fiscally responsible in a changing world

Respectfully Submitted,
Michael Bradley, Fire Division Chief

Ryan Harrigan, Fire Chief

ATTACHMENTS:

1. Ordinance 6973

REVIEWERS:

Katrina Rostam, Fire Department	Created/Initiated - 6/26/2025
Deanna Schondelmayer, Fire Department	Approved - 7/16/2025
Ryan Harrigan, Fire Department	Approved - 7/16/2025
Gretchen Hakala, City Attorney Department	Approved - 7/22/2025
Katrina Six, City Clerk Department	Approved - 7/23/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/25/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/25/2025
Katrina Six, City Clerk Department	Final Approval - 7/25/2025

ORDINANCE NO. 6973

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2025-26 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 2025-26, is hereby amended as listed on the attached budget adjustment for the Certified Unified Program Agency (CUPA) Settlements project.

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

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

PASSED AND ADOPTED by the Council of the City of Roseville, this _____day of_____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

Updated 07/03/2025

Please complete the cells highlighted in yellow.

REQUESTER NAME & TITLE:	Katrina Rostam, Management Analyst II	FISCAL YEAR:	2025-26
PREPARER NAME & TITLE:	Katrina Rostam, Management Analyst II	ORDINANCE:	
DEPARTMENT/DIVISION:	Fire Department/Fire and Life Safety		

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	5301	84001	500635	57,900	Establish expense budget for Fire's CUPA Settlements Project
EXPENDITURES/EXPENSES/TRANSFERS OUT TOTAL				57,900	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	4590	84001	500635	23,900	Establish revenue budget for Fire's CUPA Settlements Project
REVENUES/TRANSFERS IN TOTAL				23,900	

NET ADJUSTMENT	34,000	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	3601	00000	000000	(34,000)	Decrease General Fund Balance
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
FUND BALANCE TOTAL				(34,000)	

Justification for Budget Adjustment:

The Fire Department recommends that Council authorize the establishment of a new Capital Improvement Project — CUPA Settlements Project (500635) and adopt an ordinance to approve a budget adjustment appropriating $57,900 for settlement funds received up to date. The use of these funds must enhance the CUPA (Certified Unified Program Agencies) program under the Hazardous Waste Fee Health and Safety Code - Sec. 25404.1.1 (ca.gov): (i) and will be allocated as follows:

- $5,000 for the Roseville Fire Department's shared CUPA Plan with the Placer County Department of Health and Human Services
- $52,000 for professional services to support CUPA enforcement activities

Creating this project will provide transparent tracking of all related revenues and expenditures of CUPA settlement funds. This project will draw $34,000 from the General Fund balance for revenue deposited in FY2023-24, with the remaining $23,900 held in the unapplied cash account. Revenue will be recognized in the same year the related expenses occur.

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.9
File #: 0800-05
Item ID: 2025-465

Title:	5100 Phillip Road Cell Tower - Standard Tower Attachment License Agreement
Contact:	Christian Barajas 916-774-5431 cjbarajas@roseville.ca.us

SUMMARY

Staff recommends approval of a cell tower standard tower license agreement with Sacramento-Valley limited partnership dba Verizon Wireless to co-locate on the City's current public safety radio communication site located at 5100 Phillip Road. The City will receive a one-time payment of $28,000, as well as $3,000 per month of lease revenue, into the General Fund.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution to approve a standard tower attachment license agreement with Sacramento-Valley Limited Partnership dba Verizon Wireless and authorize the City Manager to execute it on behalf of the City of Roseville.

BACKGROUND

Verizon Wireless would like to co-locate on an existing City communication tower to improve their cell coverage in West Roseville. This agreement was negotiated and established between the City and Verizon to allow this. Verizon will be installing their own equipment to the City's tower and will be paying the City rent in the form of a one-time payment and recurring monthly rent. The tower is located at 5100 Phillip Road, Roseville, CA.

FISCAL IMPACT

The City will receive a one-time payment of $28,000, as well as $3,000 per month of lease revenue, into the General Fund.

ENVIRONMENTAL REVIEW

The proposed project involves the licensing 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.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Christian Barajas, Business Systems Analyst

Hong Sae, Chief Information Officer

ATTACHMENTS:

1. Resolution 25-257
2. 5100 Phillip Road Cell Tower Lease Agreement
3. Notice of Exemption
4. Vicinity Map

REVIEWERS:

Christian Barajas, Information Technology Department - Strategic Planning	Created/Initiated - 7/9/2025
Mollie Chacon, Information Technology Department	Approved - 7/15/2025
Hong Sae, Information Technology Department	Approved - 7/15/2025
Gretchen Hakala, City Attorney Department	Approved - 7/21/2025
Katrina Six, City Clerk Department	Approved - 7/21/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/21/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/25/2025
Dominick Casey, City Clerk Department	Approved - 7/25/2025
Katrina Six, City Clerk Department	Final Approval - 7/25/2025

RESOLUTION NO. 25-257

APPROVING A STANDARD TOWER ATTACHMENT LICENSE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND SACRAMENTO-VALLEY LIMITED PARTNERSHIP DBA VERIZON WIRELESS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a standard tower attachment license agreement for the 5100 Phillip Road Cell Tower, by and between the City of Roseville and Sacramento-Valley Limited Partnership dba Verizon Wireless, has been reviewed by the City Council; and

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

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

Docusign Envelope ID: A8426122-DE5E-40E6-8E23-549AB5FB30FE

STANDARD TOWER ATTACHMENT LICENSE AGREEMENT

THIS STANDARD TOWER ATTACHMENT LICENSE AGREEMENT ("License Agreement") is executed this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY" or "LICENSOR"), and Sacramento-Valley Limited Partnership, a California limited partnership dba Verizon Wireless, with principal offices at One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920 ("LICENSEE"); and

RECITALS

WHEREAS, CITY and LICENSEE may be referred to herein collectively as the "Parties" or each individually as a "Party"; and

WHEREAS, CITY desires to grant permission to LICENSEE to attach antennas on CITY's transmission tower ("Tower") and to use immediately adjacent areas or structures for LICENSEE's communications equipment at that certain real property located at 5100 Phillip Road, Roseville, California ("Property"), legally described on Exhibit A, attached hereto and made incorporated herein by this reference; and

WHEREAS, LICENSEE desires to install and operate a wireless communications system antenna and related equipment for communication purposes; and

WHEREAS, the Parties desire to enter into an arrangement to allow the use of the Tower and adjacent areas or structures on the terms and conditions set forth below; and

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

1. License For Placement of Equipment at Specific Locations. CITY hereby grants Licensee permission: (A) to utilize space on the Tower ("Tower Area") and nearby areas or structures to install, maintain, and operate communications equipment and related enclosures ("Equipment Area") at those areas or locations as specifically described or identified in Exhibit B, attached hereto and incorporated herein by this reference, subject to the terms and conditions set forth below; and (B) for access to the License Area, subject to the terms and conditions set forth below. The Tower Area shall consist of all of the area on the Tower between the top and bottom of the centerline of LICENSEE's equipment on the Tower (For example, if LICENSEE's equipment occupies ten (10) feet space on the Tower, with an equipment centerline of forty (40) feet, LICENSEE would be entitled to occupy any space on the Tower between the elevations of thirty-five (35) and forty-five (45) feet above ground level.). Collectively, the Tower Area and the Equipment Area shall be referred to as the "License Area".

2. Initial Term. This License Agreement shall have an initial term of five (5) years ("Initial Term") which shall commence on the first day of the month in which LICENSEE

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commences installation of its communications equipment ("Commencement Date"). The Commencement Date will be acknowledged by the Parties in writing, including electronic mail.

3. Extended Terms. LICENSEE shall have the right to extend the term of this License Agreement for four (4) additional successive periods of five (5) years each (each such period referred to as an "Extended Term"). Each Extended Term shall be on the same terms and conditions as set forth in this License Agreement. This License Agreement shall automatically renew for each successive Extended Term, unless LICENSEE notifies CITY of LICENSEE's intention to not renew at least thirty (30) days prior to the expiration of the Initial Term or any Extended Term then in effect.

4. Rent.

A. In consideration of the rights granted under this License Agreement, LICENSEE shall pay CITY a one-time payment of Twenty-Eight Thousand Dollars ($28,000.00) ("One Time Payment") within 30 days after the Commencement Date, which payment shall reimburse CITY for its costs to negotiate this License Agreement. Additionally, beginning with the Commencement Date and each subsequent month thereafter, the payment of Three Thousand Dollars ($3,000) shall be due to CITY as rent ("Rent"). Rent shall be payable in advance and on the first day of each calendar month thereafter to CITY at the address specified in Section 21 below. If any Rent payment is not received by CITY on or before the fifteenth (15th) day of the month, it shall be deemed delinquent. Delinquent amounts shall be subject to a late charge at the rate of five percent (5%), and without limitation to City's other rights and remedies under this License Agreement.

B. Rent shall be increased annually as of each anniversary of the Commencement Date at the rate of two percent (2%) per annum throughout the Initial Term and any Extended Terms.

C. For any party to whom Rent payments are to be made, CITY or any successor in interest of CITY hereby agrees to provide to LICENSEE (i) a completed, current version of Internal Revenue Service Form W-9, or equivalent; (ii) complete and fully executed state and local withholding forms if required; (iii) LICENSEE's payment direction form, and (iv) other documentation to verify CITY's or such other party's right to receive Rent as is reasonably requested by LICENSEE. Rent shall accrue in accordance with this License Agreement, but LICENSEE shall have no obligation to deliver Rent payments until the requested documentation has been received by LICENSEE. Upon receipt of the requested documentation, LICENSEE shall deliver the accrued Rent payments as directed by CITY.

5. Use and Access.

A. Use. LICENSEE shall be permitted, during the term of this License Agreement, to install, maintain and operate equipment cabinets, shelter or building, antennas, microwave dishes, cabling, emergency power generators, related equipment and enclosures pursuant to Exhibit B; provided that such equipment does not unreasonably interfere with CITY's use of its Tower and related equipment. LICENSEE shall also be permitted to install wires, cables,

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conduits and pipes running between and among the various portions of the License Area and to all necessary electrical, telephone, fiber and other similar support services located within the Property or the nearest public right of way.

(i) LICENSEE's use of the License Area is contingent upon LICENSEE obtaining all of the certificates, permits and other approvals (collectively the "Government Approvals") that may be required by any Federal, State or Local authorities (collectively, the "Government Entities") as well as a satisfactory structural analysis of the Tower or other structure that will permit LICENSEE's use. CITY agrees, at no expense to CITY, to reasonably cooperate with LICENSEE in LICENSEE's application for and obtaining and maintaining all licenses, permits and any and all other necessary approvals for the improvements as shown on Exhibit A.

(ii) LICENSEE shall have the right to use all frequency bands (commonly known as FCC PCS Service Band) as described in Exhibit C, attached hereto and incorporated herein by this reference. All frequencies must, in the interest of avoiding interference with then-existing operations, be pre-approved by CITY and such approval shall not be unreasonably withheld, conditioned or delayed. CITY shall not be entitled to condition its approval on an increase in Rent or the payment of any additional consideration in connection with any CITY approval for LICENSEE's frequency bands. CITY shall respond in writing to any LICENSEE consent request within thirty (30) days of receipt or CITY's consent shall be deemed granted. CITY acknowledges and agrees that all frequencies listed on Exhibit C have been approved by CITY.

(iii) In the event CITY installs equipment on the Property that interferes with LICENSEE's equipment or communications, LICENSEE and CITY shall work together using all reasonable efforts to eliminate such interference; provided, however, that LICENSEE acknowledges CITY shall have the right to install, maintain and operate any and all equipment on the Property regardless of interference to LICENSEE in connection with CITY operations. In the event CITY's equipment interferes with LICENSEE's communications equipment, LICENSEE's sole remedies shall be to terminate this License Agreement upon thirty (30) days written notice to CITY and receive a pro-rata refund from CITY of the One Time Payment for the remainder of the Initial Term of this License Agreement. LICENSEE shall not place any structure within the License Area unless such structure is pre-approved by CITY to ensure compliance with Building Codes and other legal or operational restrictions, and compatibility with surrounding uses; provided however, that any structures described and depicted on Exhibit B have been approved by CITY, subject to Government Approvals. .

(iv) LICENSEE may also install an electrical grounding system or improve any existing electrical grounding system located on the Tower to provide the greatest possible protection from lightning damage to the Equipment (as defined below).

(v) A listing of the equipment, and other personal property owned by LICENSEE to be located within the License Area is described in Exhibit C ("Equipment"). Except in the event of any emergency, interference or maintenance purposes, CITY may not require the removal, disconnection, or relocation of the Equipment during the Term of this

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License Agreement. Subject to the provisions of Section 3, any personal property owned by LICENSEE whether fixed or attached to the Tower and other locations shall remain the exclusive property of LICENSEE, without regard to whether the personal property is described on Exhibit C. Additional Equipment may be installed on the Tower only upon prior written approval of CITY and payment of additional fees to be mutually agreed upon by the Parties. CITY shall respond in writing to any LICENSEE consent request within ninety (90) days of receipt or CITY's consent shall be deemed granted, provided, any increase to the License Area shall be memorialized by the Parties in writing. Notwithstanding the foregoing, LICENSEE shall have the right to replace or upgrade its Equipment on the Tower with equipment of substantially similar functionality without CITY's prior consent.

(vi) LICENSEE shall exercise reasonable diligence, care and skill in completing the installation of the Equipment. If the utilities necessary to serve the Equipment cannot be located entirely within the License Area, CITY agrees to cooperate with LICENSEE and to act reasonably in allowing the location of utilities outside the License Area without requiring additional compensation from LICENSEE.

(vii) LICENSEE shall not sub-license the License Area, or any portion thereof, without the prior written approval of CITY.

B. Access.

(i) CITY hereby grants LICENSEE non-exclusive 24/7 access to the Equipment Area; provided, however, that access to the Tower is restricted for purposes of this License Agreement and shall require notice at least two (2) business days in advance for routine maintenance and repair work. Notwithstanding the foregoing, CITY agrees to cooperate with LICENSEE to provide LICENSEE with access to the Tower as soon as reasonably possible in the event of an emergency. LICENSEE shall give such notice to CITY either by email at radios@roseville.ca.us, or by calling CITY's IT Department at (916) 774-5151. For purposes of giving such access notice, LICENSEE shall be permitted to leave a message with CITY's IT Department.

(ii) LICENSEE shall incur an additional fee to access the Property if CITY employee attendance is necessary outside of regular business hours, which are 7 am - 4 pm ("Business Hours"). Such additional fee shall be at the then-current rate established by CITY in writing. CITY shall provide LICENSEE with contact information for requesting access outside of Business Hours.

(iii) LICENSEE shall comply with all applicable CITY security regulations regarding such access of which LICENSEE is provided prior written notice.

(iv) LICENSEE shall provide the CITY with a list ("Access List") of LICENSEE's employees, contractors, agents, and any other individuals or entities requesting access to the Property. Prior to access and entry to the License Area, CITY shall reasonably pre-approve the personnel, contractors or other entities on the Access List in writing and only those pre-approved personnel shall be granted access. LICENSEE may request additions or

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deletions to the Access List from time to time during the Term of this License Agreement by email to radios@roseville.ca.us, and CITY shall have a reasonable period of time to approve any such request. All maintenance, installation, replacement, upgrading, or removal activities, including but not limited to, climbing the Tower and excavation or digging, must be specifically described by LICENSEE and pre-approved by CITY prior to commencing any such activities, which approval CITY shall not unreasonably withhold, condition or delay. CITY shall respond in writing to any LICENSEE consent request within ninety (90) days of receipt or CITY's consent shall be deemed granted.

(v) LICENSEE shall have access to the Property in order to perform a pre-commencement geotech study as approved by the City's Environmental Utilities Department or any other due diligence activities as required by LICENSEE.

6. Taxes. LICENSEE shall be responsible for all personal property and other taxes that are assessed against or are otherwise the legal responsibility of LICENSEE with respect to itself, its property, and the transactions contemplated by this License Agreement.

7. CITY Termination. This License Agreement may be terminated by CITY in the event of non-use or non-operation of the Equipment by LICENSEE for a period of one hundred twenty (120) consecutive days, other than due to a casualty or other event out of LICENSEE's control; provided however, that CITY acknowledges LICENSEE shall be operating an unmanned communications facility in the License Area. In the event that CITY determines, at its sole discretion, that it requires use of the License Area for the use of CITY-owned communication equipment or for public safety reasons, CITY may terminate this License Agreement at any time after the second Extended Term upon one (1) year prior written notice.

8. Maintenance and Repair. LICENSEE shall maintain the Equipment at its sole cost and expense. Any damage to CITY property caused by LICENSEE, its employees, and agents shall be promptly repaired at the sole cost and expense of LICENSEE. If LICENSEE fails to commence making any such required repairs to the Tower or related CITY property within thirty (30) days after receipt of CITY's notice thereof, CITY may, at its option, cause such repairs to be made and demand reimbursement from LICENSEE. LICENSEE shall reimburse CITY for such costs reasonably incurred by CITY within thirty (30) days after receipt of an invoice and reasonable supporting documentation. CITY shall maintain in good operating condition and repair the Tower and the Property. CITY shall provide LICENSEE with not less than sixty (60) days advance written notice of any non-emergency maintenance or repair to the Tower or other area which may require a temporary relocation of the Equipment or which might otherwise interfere with the use or operation of LICENSEE's Equipment. Any maintenance or repair work within the License Area shall be coordinated with LICENSEE and conducted in such a manner as to minimize to the maximum extent reasonably possible interference with LICENSEE's Equipment. If the repairs and maintenance performed by CITY interfere with LICENSEE's intended use then LICENSEE shall, as its sole remedy, be entitled to a reduction in Rent for the affected period, or LICENSEE shall be permitted to operate a temporary communications facility at a mutually agreeable location at the Property at no additional Rent. Any intended maintenance or repair work to LICENSEE's property by LICENSEE shall first be

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coordinated with CITY prior to commencement and shall be permitted only upon written approval of CITY, which CITY shall not unreasonably withhold, condition or delay.

9. CITY's Representations and Warranties. To the best of its knowledge, CITY represents and warrants that the Tower is in compliance with all applicable laws, rules, statutes, ordinances, orders and regulations applicable to the Tower. CITY further represents and warrants that LICENSEE's intended use of the License Area as a site for the transmission and reception of wireless communication signals and the installation of the Equipment is not prohibited for any reason known to CITY. CITY further represents and warrants that CITY has full authority to enter into and execute this License Agreement and that there are no easements, licenses, rights of use or other encumbrances within the License Area which will interfere with or constructively prohibit LICENSEE's intended use as described in this License Agreement.

10. Surrender of License Area. Within ninety (90) days after the expiration or termination of this License Agreement, LICENSEE shall surrender the License Area to CITY, remove all Equipment, and restore the License Area to its original condition, reasonable wear and tear excepted. Rent shall continue until such time as restoration is completed.

11. Default.

A. Any of the following events shall constitute a material default and breach of this License Agreement by LICENSEE:

(i) Payment. Nonpayment of Rent or failure to timely pay the One Time Payment, and/or any other amount due and payable hereunder upon the date when such payment is due, such failure continuing for a period of forty-five (45) days following receipt of written notice from CITY specifying the alleged default and the applicable provisions of this License Agreement ("Payment Cure Period"). In the event that CITY does not receive payment prior to expiration of the Payment Cure Period, this License Agreement shall, at the option of CITY, immediately terminate.

(ii) Material Obligations. Failure to observe or perform any of LICENSEE's material obligations under this License Agreement other than the payment of Rent or other monies due, such failure continuing for thirty (30) days after LICENSEE receives written notice of such failure specifying the alleged default and the applicable provisions of this License Agreement; provided, however, that if the nature of such default is such that the same cannot reasonably be cured within thirty (30) days, LICENSEE shall not be deemed to be in default if LICENSEE shall within such period commences such cure and diligently prosecutes the same to completion;

(iii) Violation of Law. LICENSEE violates any applicable law, rule, statute, ordinance, order, or regulation applicable to the Equipment and/or LICENSEE's use of the License Area and does not cure such violation within thirty (30) days after receipt of written notice from CITY to LICENSEE; provided, however, that if the nature of such default is such that the same cannot reasonably be cured within thirty (30) days, LICENSEE shall not be

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deemed to be in default if LICENSEE shall within such period commences such cure and diligently prosecutes the same to completion; and

(iv) Bankruptcy. The appointment of a receiver to take possession of all or substantially all of LICENSEE's assets, an assignment by LICENSEE for the benefit of its creditors, or the filing of a petition in bankruptcy by LICENSEE and/or its creditors, if such appointment, assignment, or petition remains un-discharged for a period of ninety (90) days thereafter.

B. The following event shall constitute a material default under and breach of this License Agreement by CITY: Failure to perform any of CITY's material obligations under this License Agreement if such failure is not cured within thirty (30) days after receipt of written notice thereof has been given by LICENSEE specifying the alleged default and the applicable provision of this License Agreement; provided, however, that if the nature of CITY's default is such that it cannot reasonably be cured within thirty (30) days, CITY shall not be deemed to be in default if CITY shall within such period commences the cure and thereafter diligently prosecutes the same to completion.

12. Remedies upon Default.

A. CITY's Remedies: Upon the occurrence of a default by LICENSEE to perform or observe any material obligation of this License Agreement (after the expiration of all applicable notice and cure periods), CITY shall be entitled to the following rights and remedies in addition to all other available rights and remedies:

(i) Termination. Subject to expiration of all applicable notices and cure periods, CITY shall have the right to terminate this License Agreement, and at any time thereafter recover possession of the License Area or any part thereof and expel therefrom LICENSEE and repossess the License Area without prejudice to any other available remedies by reason of LICENSEE's default.

(ii) Continuation after Default. This License Agreement shall continue in effect for so long as CITY does not terminate LICENSEE's right to possession under Section 12(a)(i) above, and CITY may enforce all of its rights and remedies under this License Agreement, including without limitation the right to recover the Rent as it becomes due without terminating this License Agreement. Acts of maintenance, preservation, or efforts to rent the License Area or the appointment of a receiver upon application of CITY to protect CITY's interest under this License Agreement shall not constitute an election to terminate LICENSEE's right to possession.

B. LICENSEE's Remedies. Upon the occurrence of a default by CITY to perform or observe any material obligations under this License Agreement (after the expiration of all applicable notice and cure periods), LICENSEE shall have the right to terminate this License Agreement upon ten (10) days written notice to CITY and at any time thereafter remove its Equipment from the License Area as required hereunder. LICENSEE shall further have the right to pursue any remedy now or hereafter available to LICENSE under applicable laws.

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13. Destruction of Tower. If the License Area is destroyed or damaged so as to hinder the effective use of any of the Equipment in LICENSEE's judgment, LICENSEE may elect at any time up to ninety (90) days after the date of the damage or destruction to terminate this License Agreement. If this License Agreement is terminated by LICENSEE subject to this Section, all rights and obligations of LICENSEE to CITY shall cease as of the date of the damage or destruction. LICENSEE shall have sixty (60) days from the date it terminates this License Agreement to remove its Equipment and all other personal property that it owns from the License Area.

14. Technical Analysis. Prior to LICENSEE commencing use of the Tower and adjacent areas or structures, CITY shall have the opportunity to perform a technical analysis thereon. LICENSEE shall comply with the following requirements or be subject to a delay of equipment operation or termination of this License Agreement:

A. LICENSEE must pass an Intermodulation Study (IMS). LICENSEE is responsible for the cost of the study and the Parties shall mutually agree upon the IMS vendor. The IMS study shall be conducted prior to LICENSEE receiving authorization for operation of the Equipment. Any future change in transmit or receive operating frequencies may require a supplemental study at LICENSEE's expense as provided herein.

B. LICENSEE antenna additions must pass a tower loading analysis. LICENSEE is responsible for the cost of the study and the Parties shall mutually agree upon the tower analysis vendor. Based on the loading analysis results, CITY reserves the right to terminate this License Agreement or require LICENSEE to pay for costs related to tower improvements in order to accommodate LICENSEE's antennas.

C. LICENSEE must pass a spectrum analysis prior to commencing operations at the License Area. CITY is responsible for performing pre-installation and post-installation spectrum analyses to check for interference and general noise floor rises.

15. LICENSEE Termination Rights. If LICENSEE determines that the Tower is no longer appropriate for LICENSEE's operations for environmental or technological reasons or if LICENSEE does not secure or maintain all appropriate or applicable Government Approvals required for LICENSEE's intended use of the License Area, LICENSEE may terminate upon thirty (30) days prior written notice to CITY. In addition, if any such Government Approval is revoked or canceled for any reason, LICENSEE may terminate this License Agreement upon thirty (30) days written notice to CITY. LICENSEE shall act with due diligence to obtain and maintain such Government Approvals. LICENSEE shall further have the right to terminate this License Agreement at any time before the Commencement Date for any reason or no reason in LICENSEE's sole discretion.

16. Force Majeure. If the performance under this License Agreement, is prevented, restricted or interfered with by reason of lightning, earthquake or other act of God, embargoes, government ordinances or requirements, civil or military authorities, power outages or brownouts, or mechanical, electronic or communications failures, or other causes beyond the

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reasonable control of the Party whose performance is affected (excluding financial condition, labor shortage, negligence or willful misconduct), then the Party affected, upon giving prompt notice to the other Party, shall be excused from such performance on a day-for-day basis and the other Party will similarly be excused from related performance; provided that the Party so affected shall use reasonable efforts to avoid or remove such causes of non-performance and both Parties shall proceed to perform their obligations with dispatch whenever such causes are removed or cease.

17. Insurance.

A. LICENSEE agrees to maintain in full force and effect the following policies of insurance during the Term of this Agreement:

COVERAGE	LIMITS OF LIABILITY
Workers Compensation	Statutory
Commercial General Liability	$1,000,000 each occurrence $2,000,000 general aggregate including: Personal and Advertising Injury and Contractual liability
Automobile Liability	$1,000,000 combined single limit each accident for bodily injury and property damage
Professional Liability (errors and and omissions)	$1,000,000 per claim and aggregate

(i) LICENSEE shall submit a certificate evidencing such coverage for the period covered by this License Agreement in a form reasonably 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.

(ii) LICENSEE shall include CITY, its officers, employees and volunteers as additional insureds as their interest may appear under this License Agreement for each type of coverage, except for Workers' Compensation and Professional Liability. The additional insured coverage under LICENSEE's liability policies 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") Endorsement or equivalent. Furthermore, the requirements for coverage and limits shall be the coverage and limits specified in this License Agreement.

(iii) Upon receipt of notice from its insurer(s) LICENSEE shall provide CITY with thirty (30) days' prior written notice of cancellation of any required coverage.

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(iv) Intentionally Omitted.

(v) LICENSEE shall require all of its contractors and agrees to include in its contracts with all subcontractors to obtain and maintain substantially the same insurance as required of LICENSEE hereunder with limits commensurate with the work or service to be provided. The same requirements and provisions of this License Agreement shall apply to LICENSEE' subcontractors, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, LICENSEE shall require its contractors and subcontractors to agree to be bound to LICENSEE and CITY in the same manner and to the same extent as LICENSEE is bound to CITY under this License Agreement. Additionally, LICENSEE 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 LICENSEE's contractors or subcontractors.

(vi) Intentionally Omitted.

(vii) LICENSEE hereby agrees to waive subrogation which any insurer of LICENSEE may acquire from LICENSEE 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, employees and volunteers for all worked performed by LICENSEE, its employees, and subcontractors.

(viii) Insurance coverage in the amounts set forth herein shall not be construed to relieve LICENSEE 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 License Agreement or law.

18. Indemnification.

A. LICENSEE shall defend, indemnify, and save and hold harmless CITY, its officers, 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 LICENSEE's willful misconduct or negligent act or omission while engaged in the performance of its obligations or exercise of the rights created by this License Agreement, except those matters arising from CITY's negligence or willful misconduct.

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

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C. CITY shall indemnify and hold harmless LICENSEE from and against (i) all claims of liability or loss from bodily injury or property damage resulting from or arising out of the negligence or willful misconduct of CITY, its employees, contractors or agents, except to the extent such claims or damages may be due to or caused by the negligence or willful misconduct of LICENSEE, or its employees, contractors or agents.

19. Waiver of Incidental and Consequential Damages. Neither Party shall be liable to the other, or any of their respective agents, representatives, employees for any lost revenue, lost profits, loss of technology, rights or services, incidental, punitive, indirect, special or consequential damages, loss of data, or interruption or loss of use of service, even if advised of the possibility of such damages, whether under theory of contract, tort (including negligence), strict liability or otherwise.

20. Hazardous Substances.

A. Limitation on Hazardous Substances. Each Party hereby covenants it shall not cause or permit any hazardous substances, as defined below, to be brought upon, kept, or used in or about the Property by such Party or its agents, employees, contractors, or invitees unless such hazardous substances are used, kept, and stored safely, securely, and in a manner that complies with all applicable laws and regulations.

B. Indemnification.

(i) If: (1) either Party breaches its covenant set forth in sub section A, above, or (2) if the presence of hazardous substances on, in, or about the Property caused or permitted by the indemnifying Party, its employees, agents, contractors, or subcontractors results in any contamination whatsoever of the Property, or (3) if contamination of the Property otherwise occurs for which the indemnifying Party is legally liable, then the indemnifying Party shall indemnify, defend, and hold the other Party harmless from and against any and all claims, and losses to the extent resulting from such breach.

(ii) These indemnification provisions shall survive the expiration or termination of this License Agreement until the last date permitted by law for the bringing of any claim or action with respect to which indemnification applies.

C. Definition of Hazardous Substances. For purposes of this Section, the term "hazardous substances" shall be interpreted broadly to include any substance whose use, possession, or storage is licensed, regulated, or controlled by any federal, state, or local governmental, administrative, or regulatory agency or authority, including but not limited to substances designated as hazardous under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., the Federal Water Pollution Control Act, 33 U.S.C. Section 1257 et seq., the Clean Air Act, 42 U.S.C. Section 2001 et seq., or the Comprehensive Environmental Response Compensation and Liability Act of 1980, 42 U.S.C. Section 9601 et seq.

21. Notices. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested or by commercial courier, provided the

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courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

CITY:

Chief Information Officer
316 Vernon Street Ste. 300
Roseville, CA 95678

LICENSEE:

Sacramento-Valley Limited Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate

With a copy to:

Basking Ridge Mail Hub
Attention: Legal Intake
One Verizon Way
Basking Ridge, New Jersey 07920

Notice shall be effective upon actual receipt or refusal as shown on the receipt obtained pursuant to the foregoing.

22. [Reserved]

23. Third-party Interference. CITY will make reasonable efforts, at its sole discretion and consistent with law, in not allowing any third-party to use or operate its communications systems which causes or could cause interference with LICENSEE's authorized signal, frequency, or physical location of LICENSEE's Equipment.

LICENSEE acknowledges that City has the right to grant license(s) to third parties for use of the Tower and related facilities for communications purposes; provided, however, that any third party whose license is subsequent to the Commencement Date shall agree not to interfere with the use of the License Area by LICENSEE. LICENSEE shall use and operate its equipment in a manner that does not interfere with the use and operation of communications equipment of third parties' use of the Tower and related facilities that pre-existed that of LICENSEE. LICENSEE shall coordinate with any third-party communications operator of the Tower to cooperatively resolve any interference problems. In the event LICENSEE cannot or will not resolve interference problems with any pre-existing third party, LICENSEE may terminate this License Agreement.

24. Non-interference with City Communications. LICENSEE agrees and understands that CITY maintains and operates a communications system at the Property, including associated installations and equipment, which provide routine and emergency communications with its officers and employees, as well as other jurisdictions, and that it is imperative that there be no interference with such system by virtue of LICENSEE's use and/or operation of the License

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Area and/or LICENSEE's Equipment. LICENSEE shall not cause interference to or with the operation of CITY's communications equipment, including any upgraded or replaced equipment as may take place from time to time. All operations by LICENSEE shall be lawful and in compliance with all FCC (as defined below) requirements. In the event LICENSEE's communications system or equipment should cause interference with any of CITY's communications systems and upon receipt of notice from CITY, CITY shall contact LICENSEE's Network Management Center at (800) 264-6620 and if such interference continues for a period in excess of 48 hours following such notice, LICENSEE shall immediately suspend operation of the Equipment causing such interference and promptly take all steps necessary to eliminate such interference without expense to CITY. Operation may be resumed in the event LICENSEE's Equipment can safely operate without interference with CITY's communications system.

If it is suspected that LICENSEE's Equipment is the cause of interference, CITY will provide 24 hours advance notice for testing or other action necessary to determine the cause of interference. LICENSEE shall cooperate with CITY's efforts to discover the cause of interference.

25. Compliance with Law. LICENSEE shall comply with all applicable laws, and regulations of whatever kind concerning the placement of antennas and shall procure and maintain all necessary licenses and permits. CITY shall cooperate by taking any reasonable actions, which are essential to LICENSEE's compliance. During the term of this License Agreement, CITY shall maintain the Property in compliance with all applicable laws, including environmental and employee health and safety laws, rules, regulations, ordinances, directives, covenants, easements, consent decrees, zoning and land use regulations, and restrictions of record, permits, building codes, and the requirements of any applicable fire insurance underwriter or rating bureau, now in effect or which may hereafter come into effect (including, without limitation, the Americans with Disabilities Act and laws regulating hazardous substances) It shall be CITY's obligation to comply with all such laws relating to the Property, without regard to specific use (including, without limitation, modifications required to enable CITY to obtain all necessary building permits).

26. Tower Marking, Lighting, Load and Usage Requirements. CITY acknowledges that CITY, and not LICENSEE, shall be responsible for compliance with all Tower marking, lighting, load and usage requirements of the Federal Aviation Administration ("FAA") and the Federal Communications Commission ("FCC") and all applicable laws, rules, statutes, ordinances, orders and regulations. CITY shall indemnify and hold LICENSEE harmless from any fines or other liabilities caused by CITY's failure to comply with such requirements. Notwithstanding the foregoing, LICENSEE shall hold CITY harmless from any such fine or violation caused by LICENSEE.

27. Waiver of CITY's Lien.

A. CITY waives any lien rights it may have concerning LICENSEE's Equipment which are deemed LICENSEE's personal property and not fixtures as defined in Section 5 above, and LICENSEE has the right to remove the same by giving CITY ten (10) days' written

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notice of its intent to remove any part of its Equipment so CITY may properly coordinate the removal of the Equipment with LICENSEE.

B. Intentionally Omitted.

C. LICENSEE will defend, hold harmless, and indemnify CITY regarding a mechanic's or stop notice liens or claims filed or lodged against the CITY or the Property by LICENSEE's contractor's or their subcontractors, regardless of tier in connection with the provision of services or materials for LICENSEE.

28. Miscellaneous Provisions.

A. Right of First Refusal. If at any time after the Effective Date, CITY receives an offer or letter of intent from any person or entity that is in the business of owning, managing or operating communications facilities or is in the business of acquiring landlord interests in agreements relating to communications facilities, to purchase fee title, an easement, a lease, a license, or any other interest in the Property or any portion thereof or to acquire any interest in this License Agreement, or an option for any of the foregoing, CITY shall provide written notice to LICENSEE of said offer ("CITY's Notice"). CITY's Notice shall include the prospective buyer's name, the purchase price being offered, any other consideration being offered, the other terms and conditions of the offer, a description of the portion of and interest in the Property and/or this License Agreement which will be conveyed in the proposed transaction, and a copy of any letters of intent or form agreements presented to CITY by the third-party offeror. LICENSEE shall have the right of first refusal to meet any bona fide offer of sale or transfer on the terms and conditions of such offer or by effectuating a transaction with substantially equivalent financial terms. If LICENSEE fails to provide written notice to CITY that LICENSEE intends to meet such bona fide offer within sixty (60) days after receipt of CITY's Notice, CITY may proceed with the proposed transaction in accordance with the terms and conditions of such third-party offer, in which event this License Agreement shall continue in full force and effect and the right of first refusal described in this paragraph shall survive any such conveyance to a third party. If LICENSEE provides CITY with notice of LICENSEE's intention to meet the third-party offer within sixty (60) days after receipt of CITY's Notice, then if CITY's Notice describes a transaction involving greater space than the Licensed Area, LICENSEE may elect to proceed with a transaction covering only the Licensed Area and the purchase price shall be prorated on a square footage basis. Further, CITY acknowledges and agrees that if LICENSEE exercises this right of first refusal, LICENSEE may require a reasonable period of due diligence and effectuate the closing of a transaction on substantially equivalent financial terms of the third-party offer. LICENSEE may elect to amend this License Agreement to effectuate the proposed financial terms of the third-party offer rather than acquiring fee simple title or an easement interest in the Licensed Area.

B. Entire Agreement. The terms of this License Agreement (including the Exhibits, all of which are hereby incorporated by reference) are intended by the Parties as the final expression of their agreement with respect to such terms. The Parties further intend that this License Agreement constitutes the complete and exclusive statement of its terms and no extrinsic evidence whatsoever may be introduced in any proceeding, involving this License Agreement.

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The language in all parts of this License Agreement will in all cases be construed as a whole and in accordance with its fair meaning and not construed for or against either Party.

C. Amendments and Modifications. No amendment, modification or supplement, including those by custom, usage of trade, or cause of dealing, of any provisions of this License Agreement shall be binding on any of the Parties unless it is in writing and signed by the Parties in interest at the time of the modification. No oral order, objection, claim, or notice by either Party to the other shall affect or modify any of the terms or obligations contained in the License Agreement.

D. Successors and Assigns. Without any approval or consent of CITY, this License Agreement may be sold, assigned or transferred by LICENSEE to (i) any entity in which LICENSEE directly or indirectly holds an equity or similar interest; (ii) any entity which directly or indirectly holds an equity or similar interest in LICENSEE; or (iii) any entity directly or indirectly under common control with LICENSEE. LICENSEE may assign this License Agreement to any entity which acquires all or substantially all of LICENSEE's assets in the market defined by the FCC in which the Property is located by reason of a merger, acquisition or other business reorganization without approval or consent of CITY. As to other parties, this License Agreement may not be sold, assigned or transferred without the written consent of CITY, which consent CITY may withhold in its sole discretion. No change of stock ownership, partnership interest or control of LICENSEE or transfer upon partnership or corporate dissolution of LICENSEE shall constitute an assignment hereunder. This License Agreement shall inure to the benefit of and be binding upon the heirs, successors and assigns of the parties.

E. Full Cooperation. CITY agrees to cooperate with LICENSEE in executing any documents necessary to protect LICENSEE's rights under this License Agreement or LICENSEE's use of the License Area and to take any further action which LICENSEE may reasonably require as to affect the intent of this License Agreement.

F. Choice of Law. This License Agreement shall be construed with and governed by the laws of the State of California without reference to its choice of law rules. In addition, this License Agreement is subject to the applicable rules, regulations and decision of the FCC. If either Party commences any legal action against the other Party arising out of this License 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 attorney's fees. Any action arising out of this License Agreement shall be brought in Placer County, California, regardless of where else venue may lie.

G. Severability. Any provisions or portion of this License Agreement unenforceable under any applicable law shall be ineffective without affecting any other provisions of this License Agreement.

H. Counterparts. This License Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

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I. Performance. The failure of either Party to insist upon strict performance of any of the terms or conditions of this License Agreement or to exercise any of its rights hereunder shall not waive such rights and such Party shall have the right to enforce such rights at any time.

J. Memorandum. CITY agrees to execute a Memorandum of this License Agreement, which LICENSEE may record with the appropriate recording officer.

K. Condemnation. If a condemnation of any portion of the Property or Licensed Area impairs LICENSEE's use hereunder, LICENSEE may terminate this License Agreement. LICENSEE may on its own behalf make a claim in any condemnation proceeding involving the Licensed Area for losses related to LICENSEE's communications equipment, relocation costs and, specifically excluding loss of LICENSEE's interest, any other damages LICENSEE may incur as a result of any such condemnation.

[Signatures appear on next page]

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

CITY OF ROSEVILLE, a municipal corporation

BY:_____
DOMINICK CASEY
City Manager

ATTEST

BY: _____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

Hong Sae - CIO Digitally signed by Hong Sae - CIO
Date: 2025.07.18 15:49:16 -07'00'

BY: _____
HONG SAE
Chief Information Officer

SACRAMENTO-VALLEY LIMITED PARTNERSHIP, a California limited partnership dba Verizon Wireless

By: AirTouch Cellular Inc., its General Partner

Signed by: Rommel Angeles
CB0404E9DCBB429...

BY: _____

Print name: Rommel Angeles

Title: AVP - Network

Date: Jun 25, 2025

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EXHIBIT A

LEGAL DESCRIPTION

Real property in the City of Roseville, County of Placer, State of California, described as follows:

The East half of the East half of the Northeast quarter of the Northeast quarter of Section 23, Township 11 North, Range 5 East M.D.B.&M.

Excepting therefrom all minerals, oil, gas, and hydrocarbons as conveyed to “I” Street Apartments, a California corporation, by deed recorded March 20, 1967 in Book 1147, Official records, Page 262, Placer County Records.

APN: 017-101-023-000

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EXHIBIT B

SPECIFIC DESCRIPTION OF LICENSE AREA

LICENSEE MAY LOCATE EQUIPMENT (ONLY AS DESCRIBED IN EXHIBIT B) ONLY AT THE LOCATIONS SPECIFICALLY DESCRIBED WITH THIS EXHIBIT AND AS APPLICABLE TO LICENSEE

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verizon

ELON

5100 PHILLIP ROAD, ROSEVILLE, CA 95747
MDG LOCATION ID: 5000903788
PROJECT ID: 172599233

PROJECT DESCRIPTION

A (N) VERIZON WIRELESS COLOCATION TO (E) UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- (N) 15'-0"x25'-0" (375 SQ FT) LEASE AREA
- (16) (N) VERIZON WIRELESS ANTENNAS W/ (N) MOUNTS ON (E) LATTICE TOWER
- (8) (N) RRH UNITS @ ANTENNAS
- (4) (N) SURGE SUPPRESSORS, (2) @ ANTENNAS & (2) @ EQUIPMENT
- (3) (N) OUTDOOR EQUIPMENT CABINETS
- (N) 30KW DIESEL GENERATOR ON 200 GALLON UL142 RATED SPECIAL TERTIARY FUEL TANK
- (N) POWER & FIBER TO SITE

PROJECT INFORMATION

SITE NAME:	ELON
MDG LOCATION ID:	5000903788
COUNTY:	PLACER
JURISDICTION:	CITY OF ROSEVILLE
APN:	017-101-023
SITE ADDRESS:	5100 PHILLIP ROAD ROSEVILLE, CA 95747
CURRENT ZONING:	P/QP (INDUSTRIAL/UTILITY)
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)
POWER:	ROSEVILLE ELECTRIC
FIBER:	TBD
LATITUDE:	N 38° 47' 32.86" NAD 83 N 38.792461° NAD 83
LONGITUDE:	W 121° 22' 40.52" NAD 83 W 121.377922° NAD 83
GROUND ELEVATION:	87.5' AMSL

PROPERTY OWNER:	CITY OF ROSEVILLE 311 VERNON STREET ROSEVILLE, CA 95678
APPLICANT:	VERIZON WIRELESS 2770 SHADELANDS DRIVE, BUILDING 11 WALNUT CREEK, CA 94598
SITE ACQUISITION COMPANY:	EPIC WIRELESS GROUP 605 COOLIDGE DRIVE, SUITE 100 FOLSOM, CA 95630
LEASING CONTACT:	ATTN: JASMINE LEARY (209) 923-3097 JASMINE.LEARY@EPICWIRELESS.NET
ZONING CONTACT:	ATTN: JASMINE LEARY (209) 923-3097 JASMINE.LEARY@EPICWIRELESS.NET
CONSTRUCTION CONTACT:	ATTN: PETE MANAS (530) 383-5957 PETE.MANAS@EPICWIRELESS.NET

DESIGN CRITERIA

RISK CATEGORY: II	ROOF LIVE LOAD: N/A	FLOOR LIVE LOAD: N/A	ALLOW SOIL BEARING: N/A
WIND EXPOSURE: C	DESIGN WIND SPEED: 94 MPH	GROUND ELEVATION: 88 FT	TOPOGRAPHIC CATEGORY: I
SEISMIC SITE CLASS: D	SEISMIC DESIGN CATEGORY: D	SEISMIC COMPONENT I_P: 1.0	a_P: 1.0 R_P: 2.5
S_{DS}: 0.442	S_{D1}: N/A	S_S: 0.464	S_1: 0.229

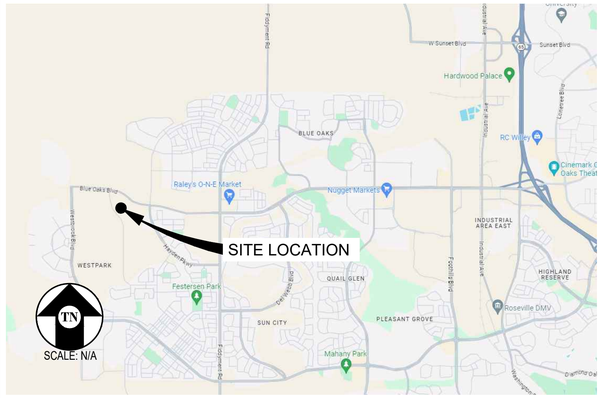
TESTS AND SPECIAL INSPECTIONS

STREAMLINE ENGINEERING & DESIGN, INC. DOES NOT REQUIRE ANY STRUCTURAL OBSERVATION OR SPECIAL INSPECTION OF ANY STRUCTURAL COMPONENT ABOVE & BEYOND WHAT IS LISTED BELOW UNLESS OTHERWISE REQUIRED BY JURISDICTION.

PROVIDE COMPLETE TESTING AND INSPECTIONS IN ACCORDANCE WITH THE CBC, CHAPTER 17 AS NOTED BELOW:

1. POST INSTALLED ANCHORS IN ACCORDANCE WITH CURRENT ICC REPORTS FOR THE SPECIFIED ANCHORAGES.

VICINITY MAP



CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R.
(2021 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2020 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2021 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2021 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2021 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
ANSI/EIA-TIA-222-H

ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1.1	TITLE SHEET	-
T-1.2	GENERAL NOTES	-
T-1.3	SIGNAGE DETIALS	-
C-1	TOPOGRAPHIC SURVEY	2
C-2	TOPOGRAPHIC SURVEY	2
A-1.1	OVERALL SITE PLAN	2
A-1.2	ENLARGED SITE PLAN	2
A-1.3	EQUIPMENT PLAN	2
A-2.1	ANTENNA PLAN	-
A-3.1	ELEVATIONS	2
A-4.1	DETAILS	-
A-4.2	DETAILS	-
A-5.1	BATTERY SPECIFICATIONS	-
A-5.2	GENERATOR SPECIFICATIONS	-
A-5.3	GENERATOR SPECIFICATIONS	-
A-5.4	GENERATOR SPECIFICATIONS	-
A-5.5	GENERATOR SPECIFICATIONS	-
A-5.6	GENERATOR SPECIFICATIONS	-
S-1.1	STRUCTURAL DETAILS	-
S-1.2	STRUCTURAL DETAILS	-
E-1.1	ELECTRICAL PLAN	-
E-1.2	GROUNDING PLANS & DETAILS	2

At all services & grounding trenches, provide " WARNING" tape at 12" below grade.

CALL "CALL BEFORE YOU DIG" 811
NATIONWIDE UNDERGROUND SERVICE ALERT

Issued For:

ELON

5100 PHILLIP ROAD
ROSEVILLE, CA 95747

PREPARED FOR

verizon

2770 SHADELANDS DRIVE, BUILDING 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000903788
PROJECT ID:	172599233
DRAWN BY:	SEAD
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
4	12/05/24	CLIENT REV	D.H.
3	09/24/24	CLIENT REV	T.T.
2	06/26/24	CLIENT REV	S.D.
1	06/12/24	CD 100%	S.D.
0	05/21/24	CD 90%	-

Licensee:

REGISTERED PROFESSIONAL ENGINEER JAMES R. SPORE S6336 STRUCTURAL STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER:

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1940
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

THESE PLANS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF STREAMLINE ENGINEERING AND DESIGN, INC. WHETHER THE PROJECTS FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE REUSE OF ANY OF THESE PLANS AND SPECIFICATIONS BY ANY PERSON, FIRM OR CORPORATION OTHER THAN STREAMLINE ENGINEERING AND DESIGN, INC. WITHOUT THE EXPRESS WRITTEN PERMISSION OF STREAMLINE ENGINEERING AND DESIGN, INC. IS PROHIBITED. COPYRIGHT © 2009 STREAMLINE ENGINEERING AND DESIGN, INC. ALL RIGHTS RESERVED.

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1.1

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PROJECT GENERAL NOTES

1. THIS FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.
3. THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR PERMIT FEES, AND TO OBTAIN SAID PERMITS AND TO COORDINATE INSPECTIONS.
6. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
7. CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
8. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
9. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL ALSO COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT; INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
10. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
11. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
12. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
13. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND ALL OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES.
14. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
15. THE CONTRACTOR SHALL PROVIDE A TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
16. SUFFICIENT MONUMENTATION WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES SHOWN HEREON AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.
17. THE CONTRACTOR TO VERIFY THE LATEST/CURRENT RF DESIGN.
18. WHERE APPLICABLE, CONTRACTOR SHALL PROVIDE SEPARATE PLANS, SPECIFICATIONS, FEES AND PERMITS FOR ANY REVISION TO ANY FIRE SPRINKLER AND/OR ALARM SYSTEM ON THE PREMISES AS MAY BE NEEDED TO COMPLETE THE WORK DEPICTED HEREIN, USING A C-10 LICENSED SUBCONTRACTOR FOR ALL SUCH WORK.

CONSTRUCTION NOTES

1. EXISTING BUILDING CONSTRUCTION CONDITIONS INDICATED ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION OR ORDERING OF MATERIALS. IF EXISTING CONDITIONS DO NOT ALLOW FOR DETAILS OF CONSTRUCTION AS SHOWN ON THESE DRAWINGS, NOTIFY ENGINEER OF RECORD FOR RESOLUTION PRIOR TO PROCEEDING. CONTRACTOR SHALL EXPOSE AND REVIEW EXISTING CONDITIONS IN A TIMELY MANNER SUCH THAT ALTERNATE DESIGNS OR DETAILS, IF REQUIRED, MAY BE GENERATED WITHOUT DELAY TO THE PROJECT.
2. DURING CONSTRUCTION, THE CONTRACTOR SHALL NOT ALTER, DAMAGE OR REMOVE ANY PART OF THE EXISTING STRUCTURE UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS.
3. THE INTENT OF THESE DRAWINGS IS THAT THE WORK OF THE ADDITION, ALTERATION, REHABILITATION, OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 2022 CBC. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH THE 2022 CBC, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE PREPARED AND SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO PROCEEDING WITH THE WORK.
4. ALL WORK AND MATERIALS SHOWN ARE NEW UNLESS INDICATED AS EXISTING (E).
5. IT MAY BE NECESSARY TO REMOVE ARCHITECTURAL FINISHES, PLUMBING PIPES AND FIXTURES, ELECTRICAL CONDUIT, FIXTURES, PANELS, BOXES, TELEPHONE OR FIRE ALARM WIRING AND FIXTURES OR OTHER NON-STRUCTURAL ITEMS TO INSTALL STRUCTURAL WORK AND MATERIALS SHOWN ON THESE DRAWINGS. SUCH ITEMS SHALL BE REMOVED, REPAIRED AND/OR REPLACED TO MATCH PRE-CONSTRUCTION CONDITIONS AT THE CONTRACTORS EXPENSE.
6. ALL WEATHER PROOFING. INCLUDING BUT NOT LIMITED TO TORCH DOWN, CAULKING, Z-FLASHING OR ANY OTHER MATERIAL THAT MAY BE ALTERED DURING INSTALLATION SHALL BE REPAIRED REPLACED AND/OR MODIFIED TO ENSURE THE BUILDING AT THE INSTALLATION SITE IS WEATHER PROOF.
7. ANY PROPOSED SUBSTITUTIONS FOR STRUCTURAL MEMBERS, HARDWARE, ANCHOR TYPES, OR DETAILING INDICATED IN THESE DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD PRIOR TO ORDERING MATERIALS. SUCH REVIEW SHALL BE BILLED ON A TIME AND MATERIALS BASIS TO THE CONTRACTOR WITH NO GUARANTEE THAT THE SUBSTITUTION WILL BE ALLOWED.
8. CONTRACTOR SHALL ENSURE ALL ROOF AREAS HAVE POSITIVE SLOPE TO ALL EXISTING ROOF DRAINS. PROVIDE ADDITIONAL CRICKETS OR BUILD UP ROOFING AS REQUIRED TO PROVIDE POSITIVE DRAINAGE AROUND ALL NEW CONSTRUCTION INCLUDING ANY CURBS, SLEEPERS, SUPPORT BASES, ETC.

CONCRETE CORE/DRILLING NOTES

1. WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED OR POST-TENSIONED REINFORCED CONCRETE (MILD REINFORCED), USE CARE & CAUTION TO AVOID CUTTING OR DAMAGING THE (E) REINFORCING BARS. WHEN INSTALLING ANCHORS INTO (E) PRE-STRESSED OR POST-TENSIONED CONCRETE LOCATE THE PRE-STRESSED OR POST-TENSIONED TENDONS BY USING A NON-DESTRUCTIVE METHOD, SUCH AS X-RAY, AT POINT OF PENETRATION, PRIOR TO INSTALLATION. EXERCISE EXTREME CARE & CAUTION TO AVOID CUTTING OR DAMAGING THE TENDONS DURING INSTALLATION. MAINTAIN A MINIMUM CLEARANCE OF TWO INCHES BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR AND/OR PIN.
2. WHEN CORING EXISTING REINFORCED CONCRETE OF ANY CONSTRUCTION TYPE (PRE-STRESSED, POST-TENSIONED OR MILD REINFORCED), LOCATE THE EXISTING REINFORCING BY USING A NON-DESTRUCTIVE METHOD, SUCH AS X-RAY, PRIOR TO CORING. EXERCISE EXTREME CARE & CAUTION TO AVOID CUTTING OR DAMAGING ANY REINFORCING DURING CORING. MAINTAIN A MINIMUM CLEARANCE OF TWO INCHES BETWEEN REINFORCEMENT AND THE CORE. THE MAXIMUM SIZE OF ANY CORE IS TO BE 6" DIAMETER AND THE MINIMUM SPACING BETWEEN CORES IS TO BE TWICE THE CORE DIAMETER (I.E. 12" SPACING FOR A 6" DIAMETER CORE).
3. INSPECTOR IS TO BE PRESENT DURING ALL CORE DRILLING OPERATIONS TO VERIFY THAT NO REINFORCING CABLES, TENDONS, OR REBAR HAVE BEEN CUT. (SEE NOTE 5 BELOW)
4. THE INSPECTOR SHALL SUBMIT A WRITTEN REPORT TO THE OWNER.
5. THE INSPECTIONS INDICATED IN NOTES 3 AND 4 ABOVE ARE NOT REQUIRED FOR A CONCRETE FILL OVER METAL DECK APPLICATION WHERE INDICATED ON THE CONSTRUCTION DRAWINGS.

STRUCTURAL STEEL NOTES

1. ALL STEEL CONSTRUCTION INCLUDING FABRICATION, ERECTION AND MATERIALS SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2016 AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND THE 2022 CBC.
2. ALL STRUCTURAL STEEL SHALL BE ASTM A36 UNLESS OTHERWISE NOTED. ALL WF (WIDE FLANGE) & WT (TEE) SHAPES TO BE ASTM A992 (F_Y=50,000 PSI) UNLESS NOTED OTHERWISE. ALL STRUCTURAL TUBING (TS OR HSS) SHALL BE ASTM A500 GRADE C (F_Y=50,000 PSI FOR RECT HSS & F_Y=46,000 PSI FOR ROUND HSS PER AISC MANUAL TABLE 2-4) ALL STEEL PIPE SHALL BE ASTM A53 (TYPE E OR S, GRADE B (F_Y=35,000 PSI)) SCHEDULE 40 WITH OUTSIDE DIAMETERS GIVEN UNLESS OTHERWISE NOTED.
3. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES UNLESS OTHERWISE NOTED AND SHALL CONFORM TO AISC & AWS D1.4. WHERE FILLET WELD SIZES ARE NOT SHOWN PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC SPECIFICATION. PAINTED SURFACES SHALL BE TOUCHED UP.
4. ALL WELDING SHALL BE PERFORMED BY QUALIFIED, CERTIFIED WELDERS.
5. HIGH STRENGTH BOLTS SHALL BE GALVANIZED ASTM F3125/F3125M GRADE A325 MINIMUM. BOLTED CONNECTIONS SHALL BE BEARING TYPE. SEE PLANS FOR LOCATION, NUMBER, & SIZE OF BOLTS.
6. HIGH STRENGTH BOLT NUTS SHALL BE ASTM A563/A563M AND WASHERS SHALL BE ASTM F436/ F436M.
7. THREADED RODS SHALL BE ASTM F1554, GR 36 U.O.N. BOLTED CONNECTIONS SHALL BE BEARING TYPE.
8. ALL HOLES FOR BOLTED CONNECTIONS SHALL BE 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. USE STANDARD AISC GAGE AND PITCH FOR BOLTS EXCEPT AS NOTED OTHERWISE. HOLES FOR ANCHOR BOLTS IN BASE PLATES MAY BE AISC "OVERSIZE" HOLES WHERE ACCOMPANIED BY OVERSIZED HARDENED HOT DIPPED GALVANIZED WASHERS.
9. ALL SHOP FABRICATED STEEL STRUCTURAL MEMBERS FOR EXTERIOR USE SHALL BE HOT DIP GALVANIZED PER ASTM A123 AFTER FABRICATION & PAINTED PER CUSTOMER SPECIFICATIONS AS REQUIRED. STEEL FOR INTERIOR USE SHALL BE SHOP COAT OR GALVANIZED & PAINTED.
10. ALL FIELD FABRICATED GALVANIZED STEEL THAT IS CUT, GROUND, DRILLED, WELDED OR DAMAGED SHALL BE TREATED WITH "ZINC RICH" COLD GALVANIZING SPRAY OR COATING. NO RAW STEEL SHALL BE EXPOSED.
11. AT ALL WEB STIFFENER PLATES LEAVE ¾"ø (OR K, WHICHEVER IS LARGER) HOLE @ WEB/FLANGE INTERSECTION UNLESS NOTED OTHERWISE.
12. U-BOLTS AT ANTENNA & RRU MOUNT TO BE GALVANIZED SAE J429, GRADE 2 WITH J995 NUTS U.O.N.
13. ALL STRUT MEMBERS USED IN EXTERIOR APPLICATIONS SHALL BE HOT DIPPED GALVANIZED PER ASTM A123 OR ASTM A153.
14. ALL STAINLESS STEEL BOLTED CONNECTIONS SHALL BE ASTM F593-17 ALLOY GROUP 1 OR 2 AND STAINLESS STEEL NUTS SHALL BE ASTM F594-09 (2015).

TRENCHING NOTES

1. CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
2. VERIFY ALL TRENCHING REQUIREMENTS WITH SERVING UTILITIES.
3. RESTORE GRADE TO ORIGINAL CONDITION OR BETTER.
4. RETURN FILL TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM STANDARDS.
5. RESTORE CUT CONCRETE OR ASPHALT TO ORIGINAL CONDITION OR BETTER.

At all services & grounding trenches, provide " WARNING" tape at 12" below grade.

CALL "CALL BEFORE YOU DIG" 811

NATIONWIDE UNDERGROUND SERVICE ALERT

EXPANSION & EPOXY ANCHORS

1. EXPANSION AND EPOXY ANCHORS SHALL BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE 2022 CALIFORNIA BUILDING CODE (CBC).
2. ALL ANCHORS PROVIDED SHALL BE INCLUDED IN EVALUATION REPORTS OF THE INTERNATIONAL CODE COUNCIL (ICC), AND SHALL BE EVALUATED FOR 2021 IBC MINIMUM REQUIREMENTS IN THE ICC REPORT
3. CONCRETE EXPANSION ANCHORS SHALL BE KWIK BOLT TZ2 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-4266 OR APPROVED EQUIVALENT.
4. CMU EXPANSION ANCHORS SHALL BE KWIK BOLT TZ2 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-4561 OR APPROVED EQUIVALENT. ANCHORS SHALL BE INSTALLED A MINIMUM OF 1⅜" FROM ANY VERTICAL MORTAR JOINT TYPICAL. ANCHORS TO BE SPACED 8 INCHES ON CENTER MINIMUM AND LIMITED TO ONE ANCHOR PER CELL.
5. CONCRETE ADHESIVE EPOXY ANCHORS SHALL BE HIT RE-500 V3 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-3814 OR APPROVED EQUIVALENT.
6. GROUT FILLED CMU ADHESIVE EPOXY ANCHORS SHALL BE HIT-HY 200 BY HILTI, INC., TULSA, OKLAHOMA AS PER ICC REPORT NO. ESR-3963 OR APPROVED EQUIVALENT.
7. INSTALL EXPANSION AND EPOXY ANCHORS WITH SPECIAL INSPECTION IN ACCORDANCE WITH THE 2022 CBC, TABLE 1705.3, AND ALL REQUIREMENTS OF THE MANUFACTURER, THE MANUFACTURER'S ICC APPROVAL AND THESE DRAWINGS.
8. EXPANSION ANCHORS SHALL BE 304/316 STAINLESS STEEL U.O.N. EPOXY ANCHOR THREADED ROD SHALL BE ASTM F593 CW1 (316) (¼" TO ⅝") OR F593 CW2 (316) (¾" TO 1½") STAINLESS STEEL U.O.N.
9. LOCATE AND AVOID REINFORCEMENT AND OTHER EMBEDDED ITEMS WHEN INSTALLING ANCHORS, TYPICAL. SEE CONCRETE CORE DRILLING NOTES FOR ADDITIONAL INFORMATION.
10. THE SPECIAL INSPECTOR MUST MAKE PERIODIC INSPECTIONS DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE AND DIMENSIONS, CONCRETE MEMBER THICKNESS, ANCHOR SPACING, EDGE DISTANCES, TIGHTENING TORQUE, HOLE DIAMETER, DEPTH AND CLEANLINESS, ANCHOR EMBEDMENT AND ADHERENCE TO MANUFACTURER'S INSTALLATION INSTRUCTIONS. SEE NOTE 11 BELOW FOR FREQUENCY OF INSPECTIONS.
11. 50% OF ALL ANCHORS, INCLUDING ALTERNATE BOLTS IN A GROUP OF ANCHORS, SHALL BE INSPECTED PER NOTE 10 ABOVE AND TORQUE TESTED PER THE ICC REPORT TEST VALUES NOTED BELOW:

KB TZ2:

CONCRETE TORQUE TEST VALUES:
⅜"=30 FT LB ½"=40 FT LB ⅝"=60 FT LB ¾"=125 FT LB

CMU TORQUE TEST VALUES:
⅜"=15 FT LB ½"=25 FT LB ⅝"=35 FT LB ¾"=50 FT LB

EPOXY ANCHOR:

CONCRETE TORQUE TEST VALUES:
½"=30 FT LB
(CONCRETE TENSION TEST VALUES TO BE DETERMINED AS NEEDED. A RFI WILL BE ISSUED IF NEEDED DURING CONSTRUCTION TO ESTABLISH THE REQUIRED TENSION TEST VALUES)

Issued For:

ELON

5100 PHILLIP ROAD
ROSEVILLE, CA 95747

PREPARED FOR

verizon

2770 SHADELANDS DRIVE, BUILDING 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000903788
PROJECT ID:	172599233
DRAWN BY:	SEAD
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
4	12/05/24	CLIENT REV	D.H.
3	09/24/24	CLIENT REV	T.T.
2	06/26/24	CLIENT REV	S.D.
1	06/12/24	CD 100%	S.D.
0	05/21/24	CD 90%	-

Licensee:

REGISTERED PROFESSIONAL ENGINEER JAMES R. SPORE S6336 STRUCTURAL STATE OF CALIFORNIA

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ENGINEER:

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

T-1.2

Docusign Envelope ID: A8426122-DE5E-40E6-8E23-549AB5FB30FE

SIGNAGE AND STRIPING INFORMATION

1. THE FOLLOWING INFORMATION IS A GUIDELINE WITH RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATION SHOULD BE IN CONFLICT WITH ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.

2. THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY VERIZON WIRELESS IS 1mWcm^2 AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY VERIZON WIRELESS IS 5mWcm^2

3. IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR ROOF LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.

4. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR CANNOT BE LOCKED OR THERE IS AN EXISTING FIRE EGRESS), THEN BOTH BARRICADES AND STRIPING WILL BE NEEDED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING WILL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER THE CONSTRUCTION OF THE SITE. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.

5. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS NOT EXCEEDED AND THE AREA IS NOT PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR IS LOCKED), THEN JUST STRIPING OUT TO THE PUBLIC LIMIT WILL BE NEEDED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE STRIPING WILL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER THE CONSTRUCTION OF THE SITE. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH STRIPING.

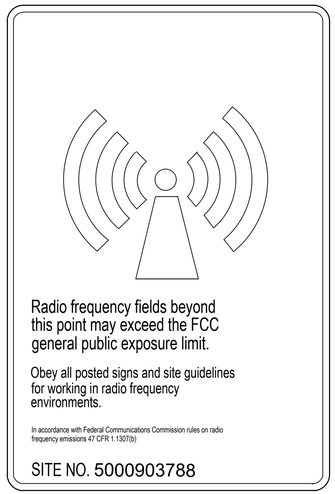
6. ALL TRANSMIT ANTENNAS REQUIRE A (3) THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN WILL BE PROVIDED TO THE CONTRACTOR BY THE VERIZON WIRELESS CONSTRUCTION MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES IN PLAIN SIGHT AND THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNAS THEMSELVES OR ON THE OUTSIDE OF THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY WITH ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS WILL HAVE VERIZON WIRELESS'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER WILL BE PROVIDED TO THE CONTRACTOR BY THE VERIZON WIRELESS CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.

7. PHOTOS OF ALL STRIPING, BARRICADES, AND SIGNAGE WILL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE AND WILL BE TURNED INTO THE VERIZON WIRELESS CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE WITH FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS HATCH PATTERN. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO THAT THEY DO NOT BLOCK OR INTERFERE WITH THE OPERATION OF THE SITE AND SHALL BE PAINTED WITH FADE RESISTANT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED AND SHALL PROVIDE THE VERIZON WIRELESS CONSTRUCTION PROJECT MANAGER WITH A DETAILED SHOP DRAWING OF EACH BARRICADE.

8. ALL REQUIRED SIGNAGE WILL BE INSTALLED AS NEEDED AND FIELD VERIFIED.



1 TYPICAL ADDRESS SIGN DETAIL (@ LEASE AREA ACCESS DOOR)

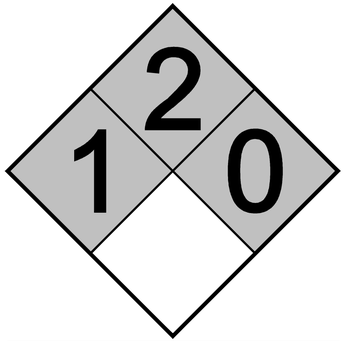


2 TYPICAL CAUTION SIGN

NOTE: SIGN TO BE PERMANENTLY MOUNTED AT ANTENNA LOCATIONS.



3 TYPICAL HAZARD SIGN





4 TYPICAL HAZARD SIGN



5 BATTERY SIGN

Issued For:

ELON

5100 PHILLIP ROAD
ROSEVILLE, CA 95747

PREPARED FOR

verizon

2770 SHADELANDS DRIVE, BUILDING 11
WALNUT CREEK, CA 94598

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0	05/21/24	CD 90%	-

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SHEET TITLE:

SIGNAGE DETAILS

SHEET NUMBER:

T-1.3

Docusign Envelope ID: A8426122-DE5E-40E6-8E23-549AB5FB30FE

Geil Engineering
Engineering * Surveying * Planning
1226 High Street
Auburn, California 95603–5015
Phone: (530) 885–0426 * Fax: (530) 823–1309

Verizon Wireless

Project Name: Elon

Project Site Location: 5100 Phillip Road.
Roseville, CA 95747
Placer County

Date of Observation: 01–24–24

Equipment/Procedure Used to Obtain Coordinates: Trimble Pathfinder Pro XL post processed with Pathfinder Office software.

Type of Antenna Mount: Existing Lattice Tower

Coordinates (Tower) (NAD83)
Latitude: N 38° 47' 32.86" N 38.792461°
Longitude: W 121° 22' 40.52" W 121.377922°

ELEVATION of Ground at Structure (NAVD88) 87.5' AMSL
STRUCTURE HEIGHT (Top of Tower) 180.7' AGL
OVERALL HEIGHT (Top of Omni) 194.5' AGL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1–A Standards as defined in the FAA ASAC Information Sheet 91:003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803

Lease Area Description

All that certain lease area being a portion of that certain parcel granted in Deed as is described in Document No. 99–0081607, Official Records of Placer County, California, and being located in the City of Roseville, County of Placer, State of California, and being a portion of the E 1/2 of the E 1/2 of the NE 1/4 of the NE 1/4 of Section 23, Township 11 North, Range 5 East, M.D.B. & M., which is more particularly described as follows:

Commencing at a standard monument in well set for the Southerly terminus of that certain "Challenger Way" centerline tangent labeled "N44°46'15"E 170.94 feet as is shown on that certain Subdivision Map filed for record at Book FF of Maps at Page 99, Official Records, from which a similar monument bears North 44°46'15" East 170.94 feet as is shown on the above referenced Map; thence from said point of commencement North 76°48'05" West 457.03 feet more or less to the Northeast corner of an existing fenced communications compound and the True Point of Beginning; thence from said point of beginning and along the East fence line of said communications compound South 00°42'59" West 25.00 feet; thence leaving said fenceline South 89°17'01" East 15.00 feet; thence North 00°42'59" East 25.00 feet; thence North 89°17'01" West 15.00 feet to the point of beginning.

Also together with a non–exclusive easement for access and utility purposes fifteen feet in width the centerline of which is described as follows: beginning at a point on the South boundary of the above described lease area which bears North 89°17'01" West 7.00 feet from the Southeast corner thereof and running thence South 00°42'59" West 37.19 feet; thence through a tangent curve to the right having a central radius of 15.50 feet through an arc distance of 24.15 feet; thence tangent to the last curve West 41.03 feet; thence South 76°02'11" West 67.91 feet; thence through a tangent curve to the left having a central radius of 14.50 feet through an arc distance of 19.03 feet; thence tangent to the last curve South 00°50'02" West 11.33 feet; thence South 03°09'24" East 81.09 feet; thence through a tangent curve to the right having a central radius of 30.50 feet through an arc distance of 42.48 feet; thence tangent to the last curve South 76°38'52" West 55.13 feet; thence through a tangent curve to the left having a central radius of 29.50 feet through an arc distance of 15.18 feet; thence tangent to the last curve South 47°09'54" West 2.44 feet more or less to the public right of way more commonly known as Westpark Drive.

Together with a non–exclusive easement for utility purposes seven and one–half feet in width the centerline of which is described as follows: beginning at a point which bears North 00°42'59" East 2.96 feet from the Southwest corner of the above described lease area and running thence North 59°03'50" West 12.8 feet more or less to the existing lattice tower; thence up, over, and upon said tower as is necessary to install, operate, and maintain the necessary communications equipment.

DATE OF SURVEY: 01–24–24

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803

LOCATED IN THE COUNTY OF PLACER, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL.

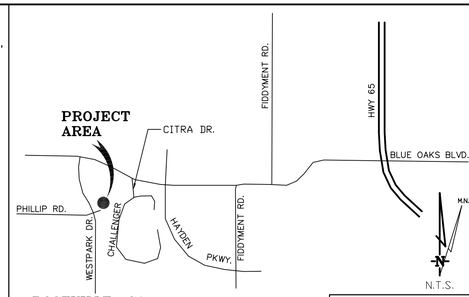
N.G.V.D. 1929 CORRECTION: SUBTRACT 2.35' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: N/A

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

ASSESSOR'S PARCEL NUMBER: 017–101–023–000

OWNER(S): CITY OF ROSEVILLE
311 VERNON STREET
ROSEVILLE, CA 95678



VICINITY MAP

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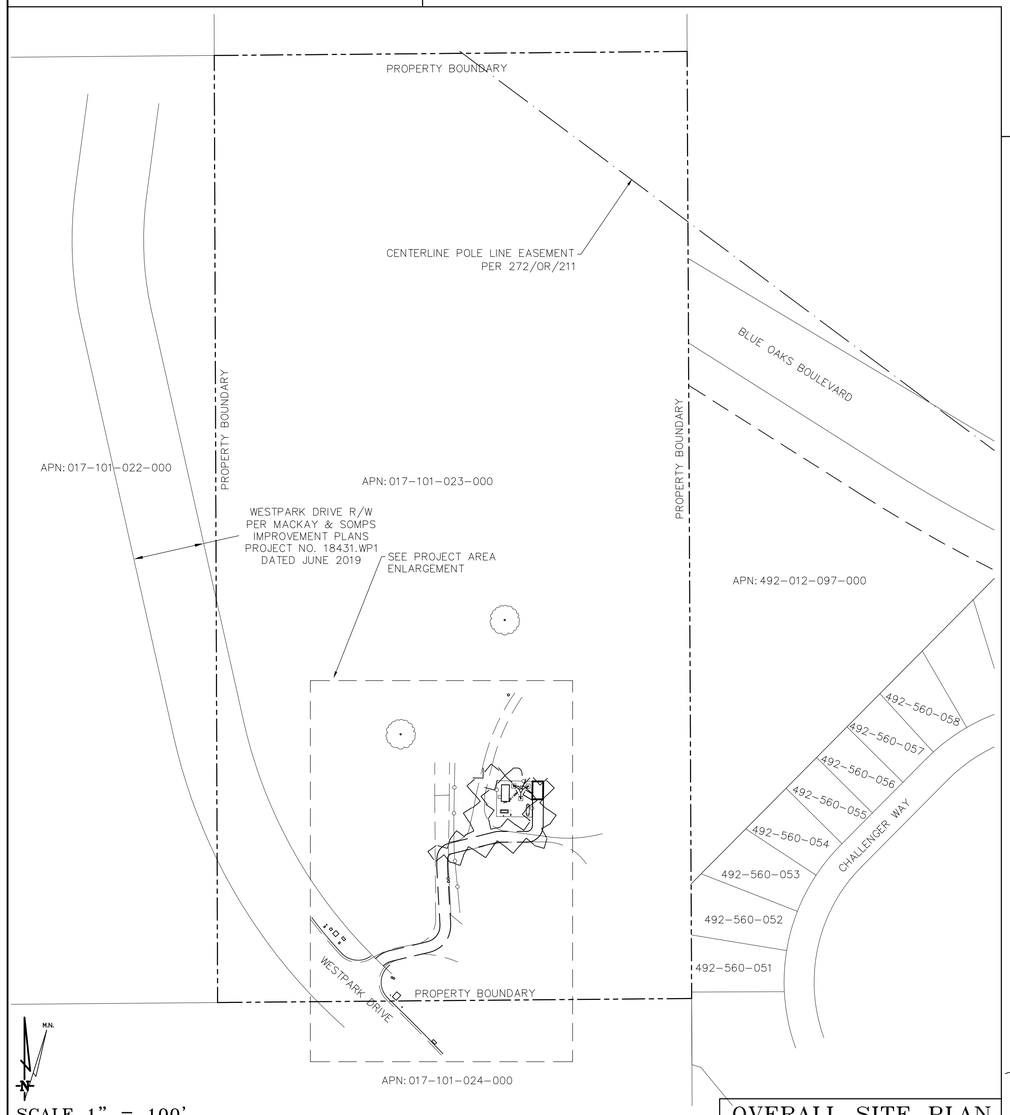
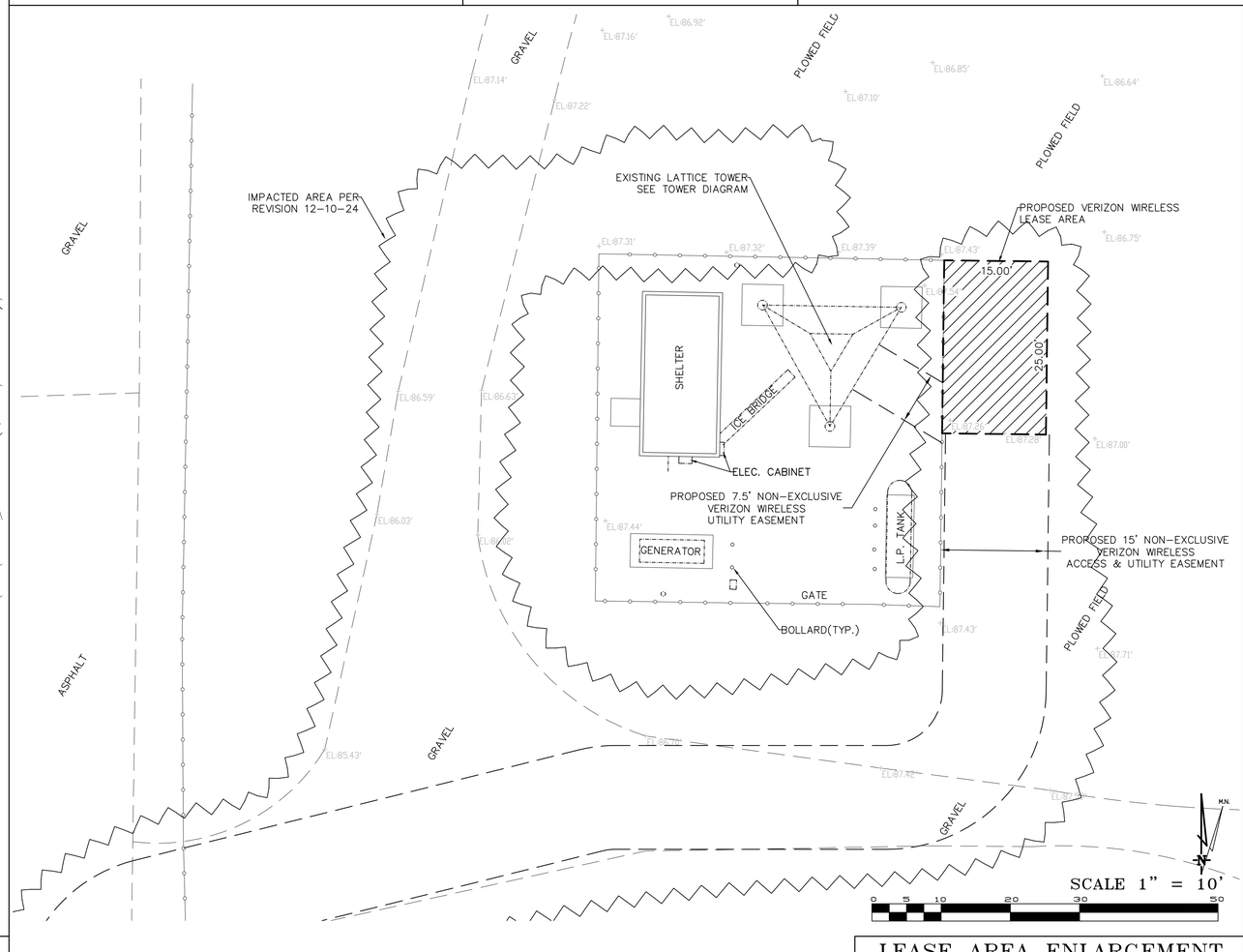


SCALE 1" = 100'

OVERALL SITE PLAN



SCALE 1" = 10'

LEASE AREA ENLARGEMENT

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\VN		
OPS		
EE\OUT		

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GEIL ENGINEERING
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AUBURN, CALIFORNIA 95603
phone: (530) 885–0426
fax: (530) 823–1309

verizon

REVISIONS									
01–25–24	DRAWING SUBMITTAL	01–26–24	R/W ADDED	02–16–24	TITLE WORK	12–10–24	LEASE AREA MOD.		
REV		REV		REV		REV		REV	
N. ROHDE		N. ROHDE		N. ROHDE		N. ROHDE			

ELON
5100 PHILLIP ROAD
ROSEVILLE, CA 95747
PLOT PLAN AND SITE TOPOGRAPHY

Sheet
C–1

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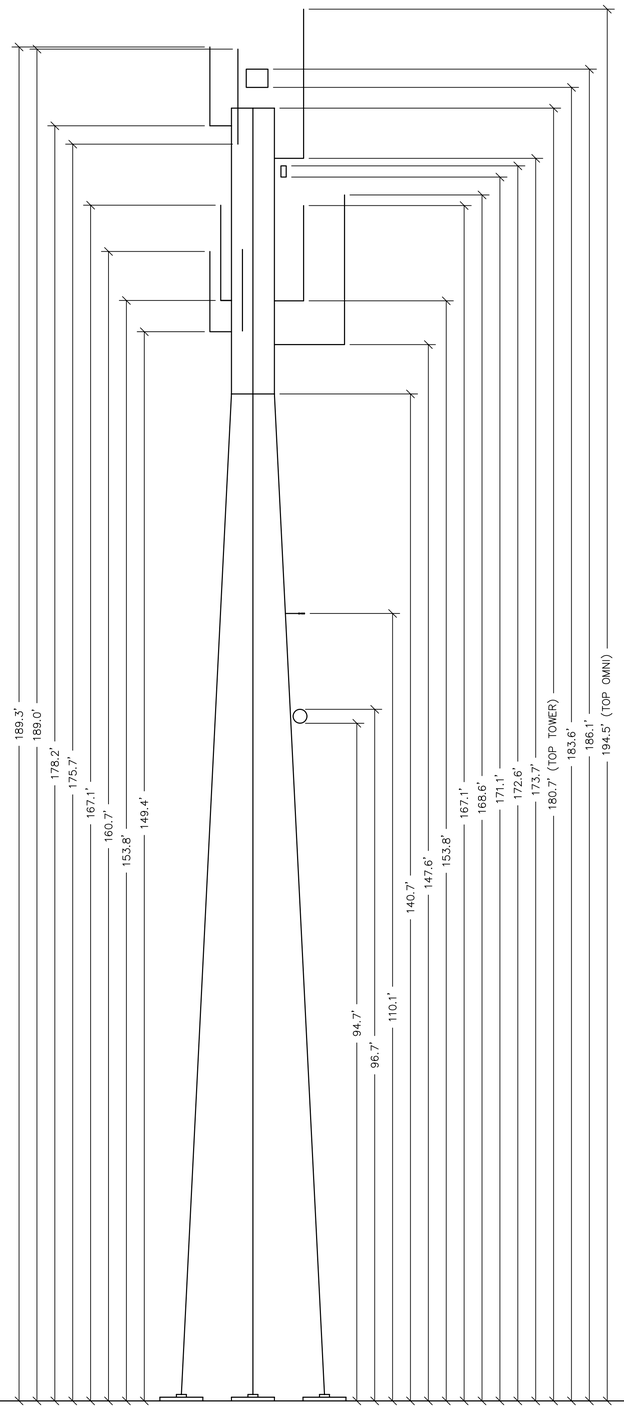
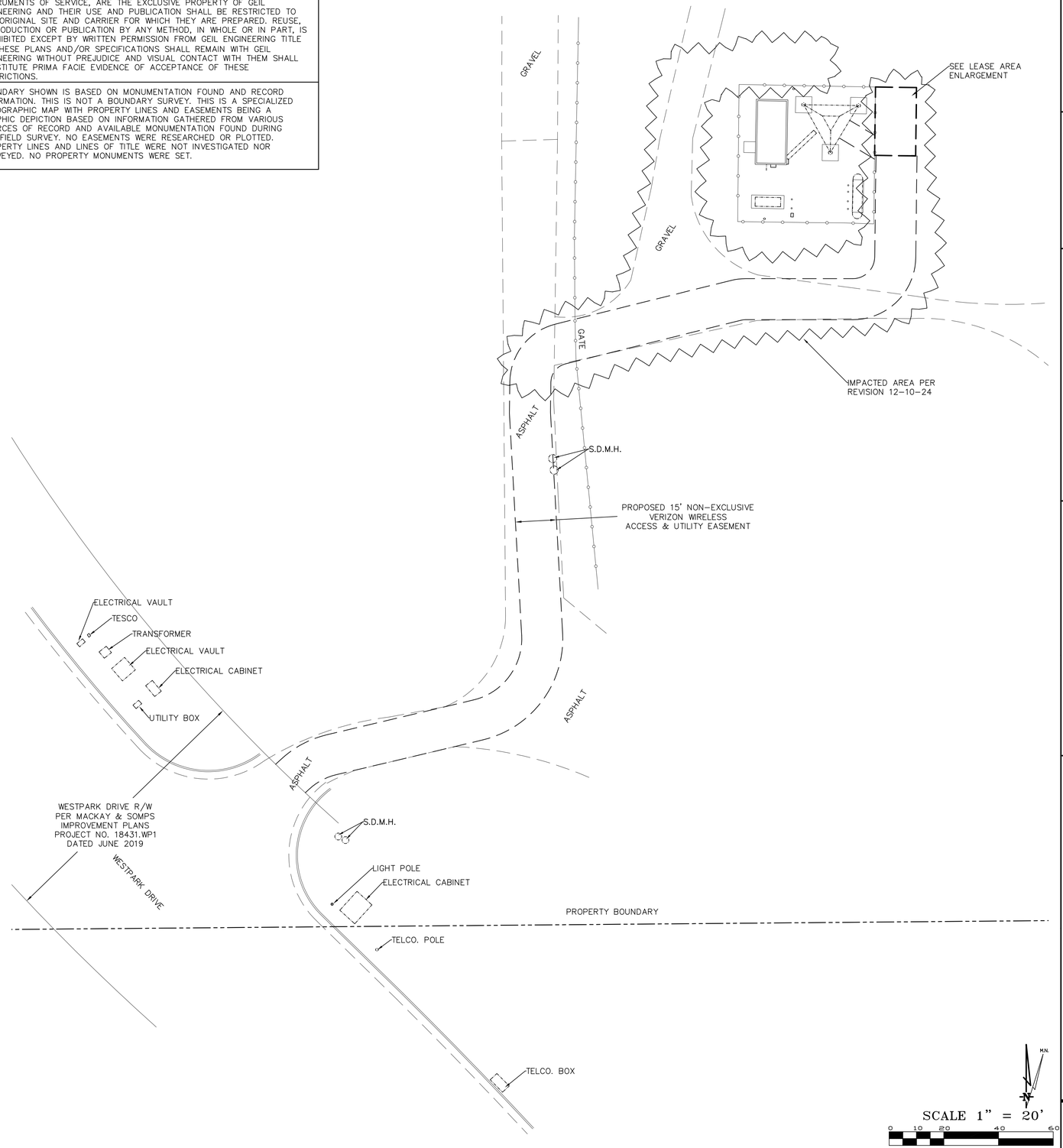


TOWER DIAGRAM



PROJECT AREA ENLARGEMENT

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PLOT PLAN AND
SITE TOPOGRAPHY

Sheet
C-2

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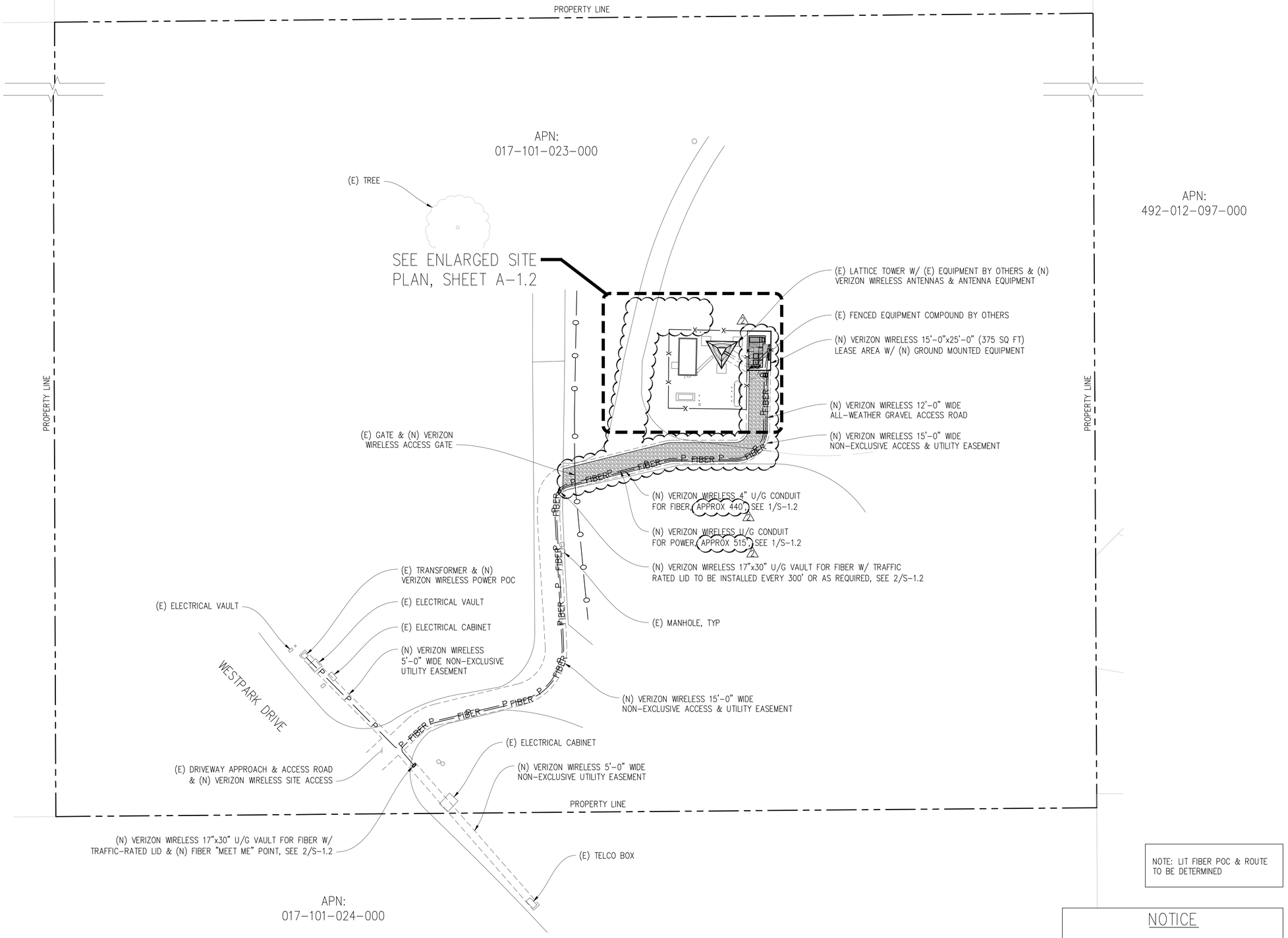

OVERALL SITE PLAN

1"=30'-0"

0 15' 30' 60' 90' 150'

NOTE: LIT FIBER POC & ROUTE TO BE DETERMINED

NOTICE

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PREPARED FOR

verizon

2770 SHADELANDS DRIVE, BUILDING 11
WALNUT CREEK, CA 94598

Vendor:

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Connecting a Wireless World

MDG LOCATION ID:	5000903788
PROJECT ID:	172599233
DRAWN BY:	SEAD
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
4	12/05/24	CLIENT REV	D.H.
3	09/24/24	CLIENT REV	T.T.
2	06/26/24	CLIENT REV	S.D.
1	06/12/24	CD 100%	S.D.
0	05/21/24	CD 90%	-

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Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

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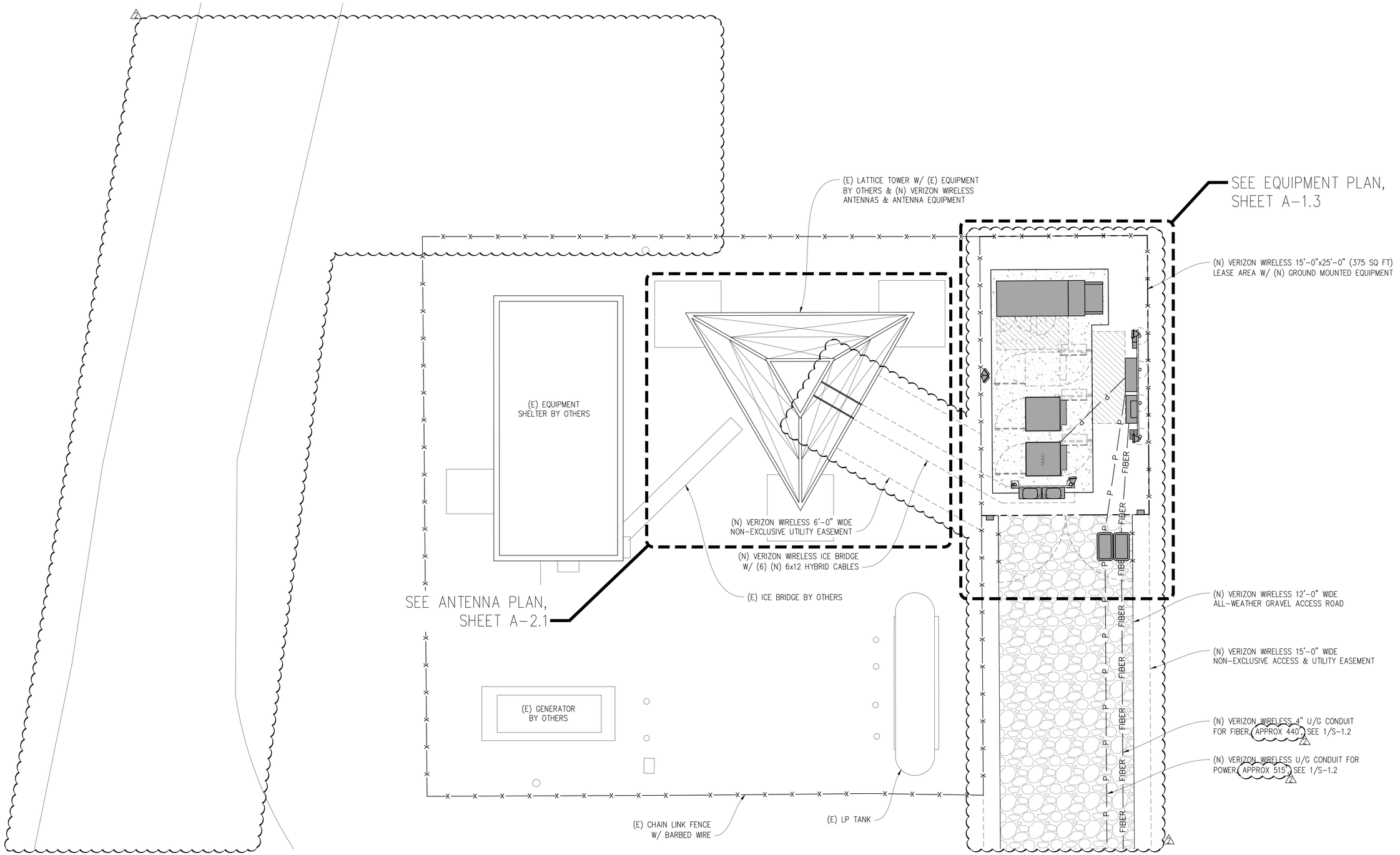

ENLARGED SITE PLAN

1/4"=1'-0"

0 1' 2' 4' 6' 10' 14' 20'

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1	06/12/24	CD 100%	S.D.
0	05/21/24	CD 90%	-

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ENLARGED SITE PLAN

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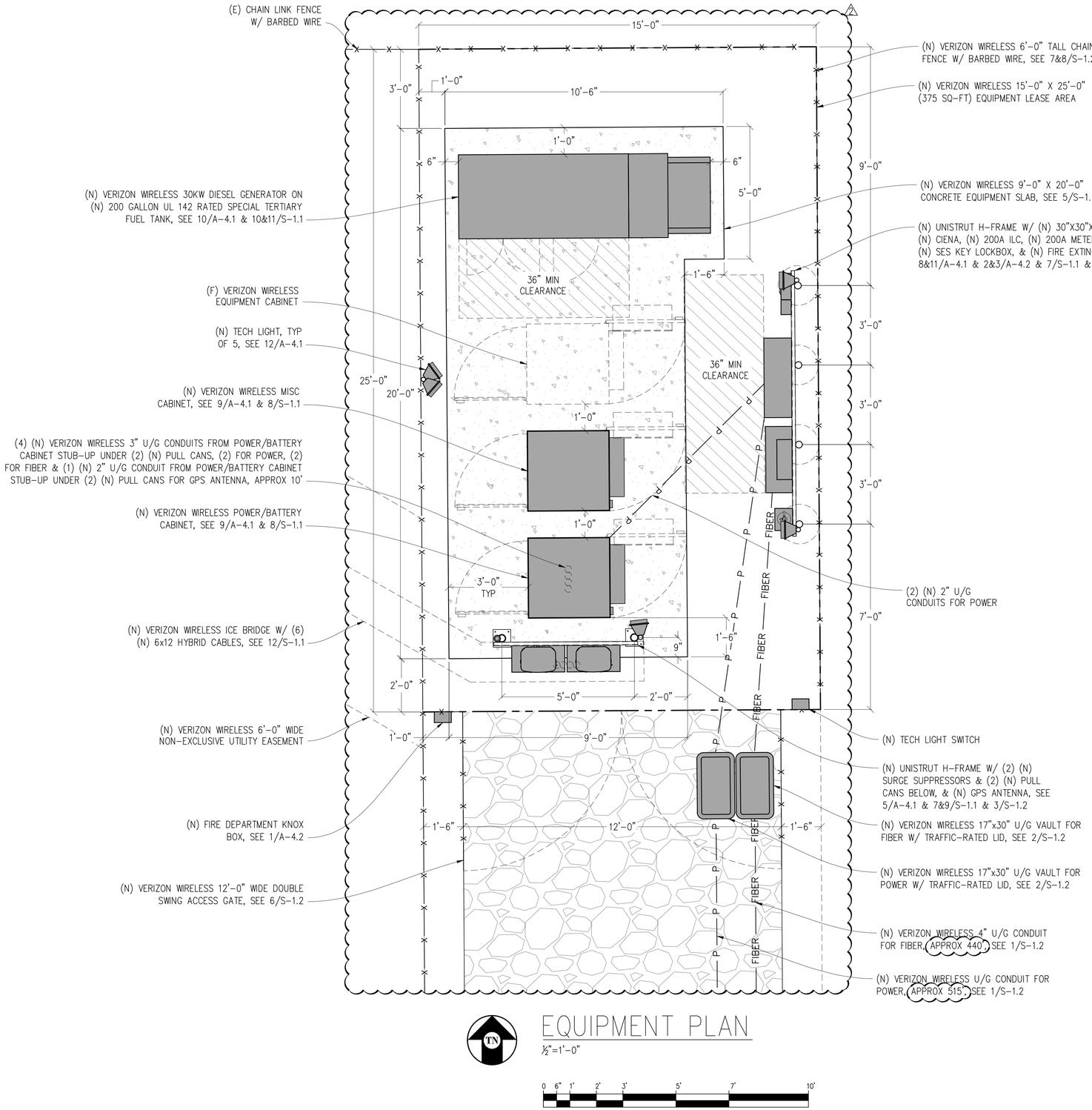

EQUIPMENT PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

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EQUIPMENT PLAN

SHEET NUMBER:

A-1.3

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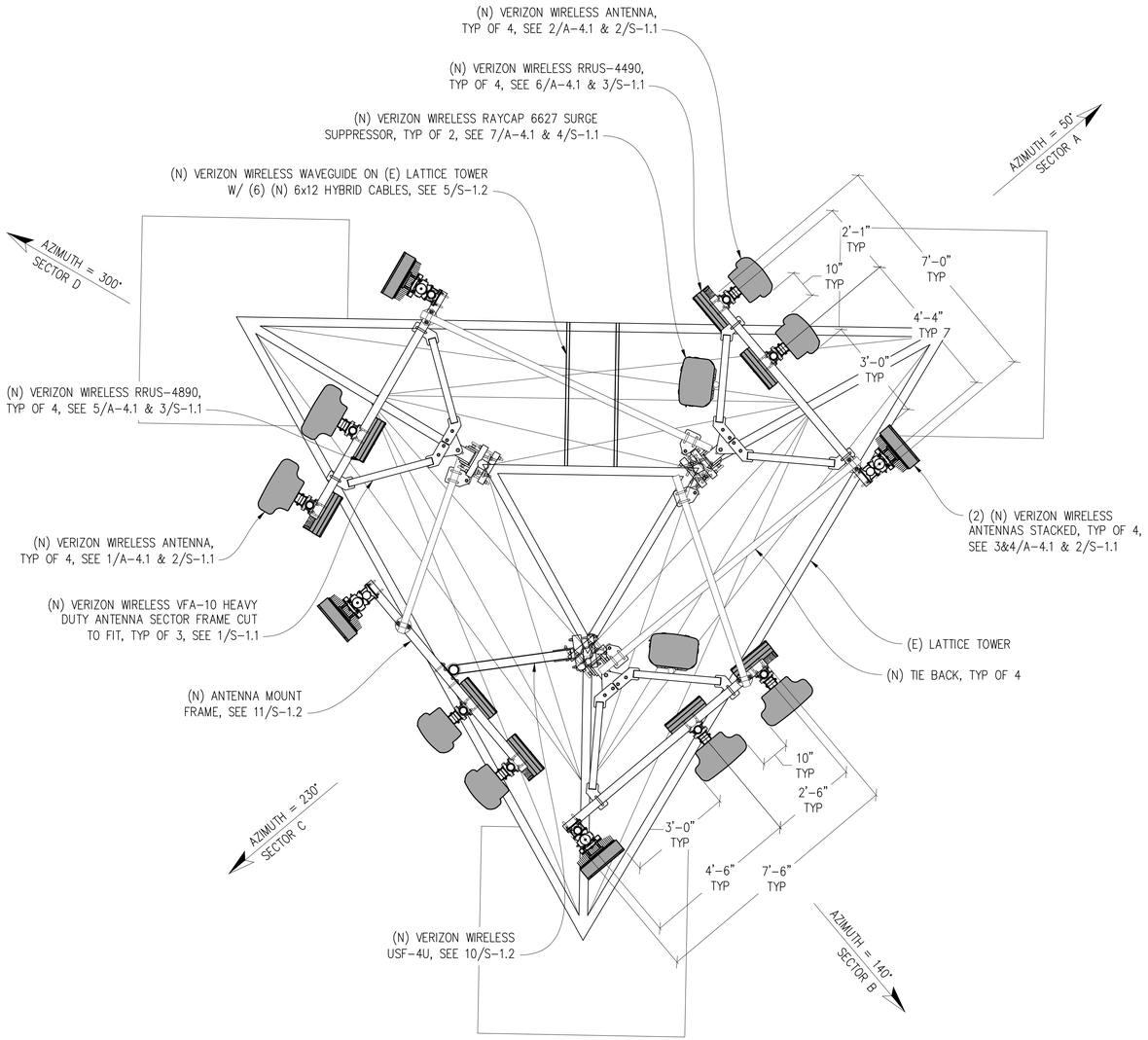
(N) RF SCHEDULE

SECTOR		ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF DC POWER CABLES	# OF FIBER CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR	NO. OF DIPLEXERS	NO. OF COMBINERS
ALPHA	A1	MX06FR0660-02	50°	±82'-0"	(1) 4490	–	2	±110'	(1) 6627	–	–
	A2	MX06FR0660-02	50°	±82'-0"	(1) 4890	–	–	–	SHARED	–	–
	A3A	AIR6419	50°	±83'-10"	INTEGRATED	–	–	–	SHARED	–	–
	A3B	KRE105281/1	50°	±81'-4"	4408 OR EQUIVALENT	–	–	–	SHARED	–	–
BETA	B1	MX06FR0640-02	140°	±82'-0"	(1) 4490	–	2	±125'	SHARED	–	–
	B2	MX06FR0640-02	140°	±82'-0"	(1) 4890	–	–	–	SHARED	–	–
	B3A	AIR6419	140°	±83'-10"	INTEGRATED	–	–	–	SHARED	–	–
	B3B	KRE105281/1	140°	±81'-4"	4408 OR EQUIVALENT	–	–	–	SHARED	–	–
GAMMA	C1	MX06FR0660-02	230°	±82'-0"	(1) 4490	–	–	–	(1) 6627	–	–
	C2	MX06FR0660-02	230°	±82'-0"	(1) 4890	–	–	–	SHARED	–	–
	C3A	AIR6419	230°	±83'-10"	INTEGRATED	–	–	–	SHARED	–	–
	C3B	KRE105281/1	230°	±81'-4"	4408 OR EQUIVALENT	–	–	–	SHARED	–	–
DELTA	D1	MX06FR0640-02	300°	±82'-0"	(1) 4490	–	2	±110'	SHARED	–	–
	D2	MX06FR0640-02	300°	±82'-0"	(1) 4890	–	–	–	SHARED	–	–
	D3A	AIR6419	300°	±83'-10"	INTEGRATED	–	–	–	SHARED	–	–
	D3B	KRE105281/1	300°	±81'-4"	4408 OR EQUIVALENT	–	–	–	SHARED	–	–



ANTENNA PLAN

½"=1'-0"

0 6" 1' 2' 3' 5' 7' 10'

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ELON

5100 PHILLIP ROAD
ROSEVILLE, CA 95747

PREPARED FOR

verizon

2770 SHADELANDS DRIVE, BUILDING 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000903788
PROJECT ID:	172599233
DRAWN BY:	SEAD
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
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3	09/24/24	CLIENT REV	T.T.
2	06/26/24	CLIENT REV	S.D.
1	06/12/24	CD 100%	S.D.
0	05/21/24	CD 90%	-

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ANTENNA PLAN

SHEET NUMBER:

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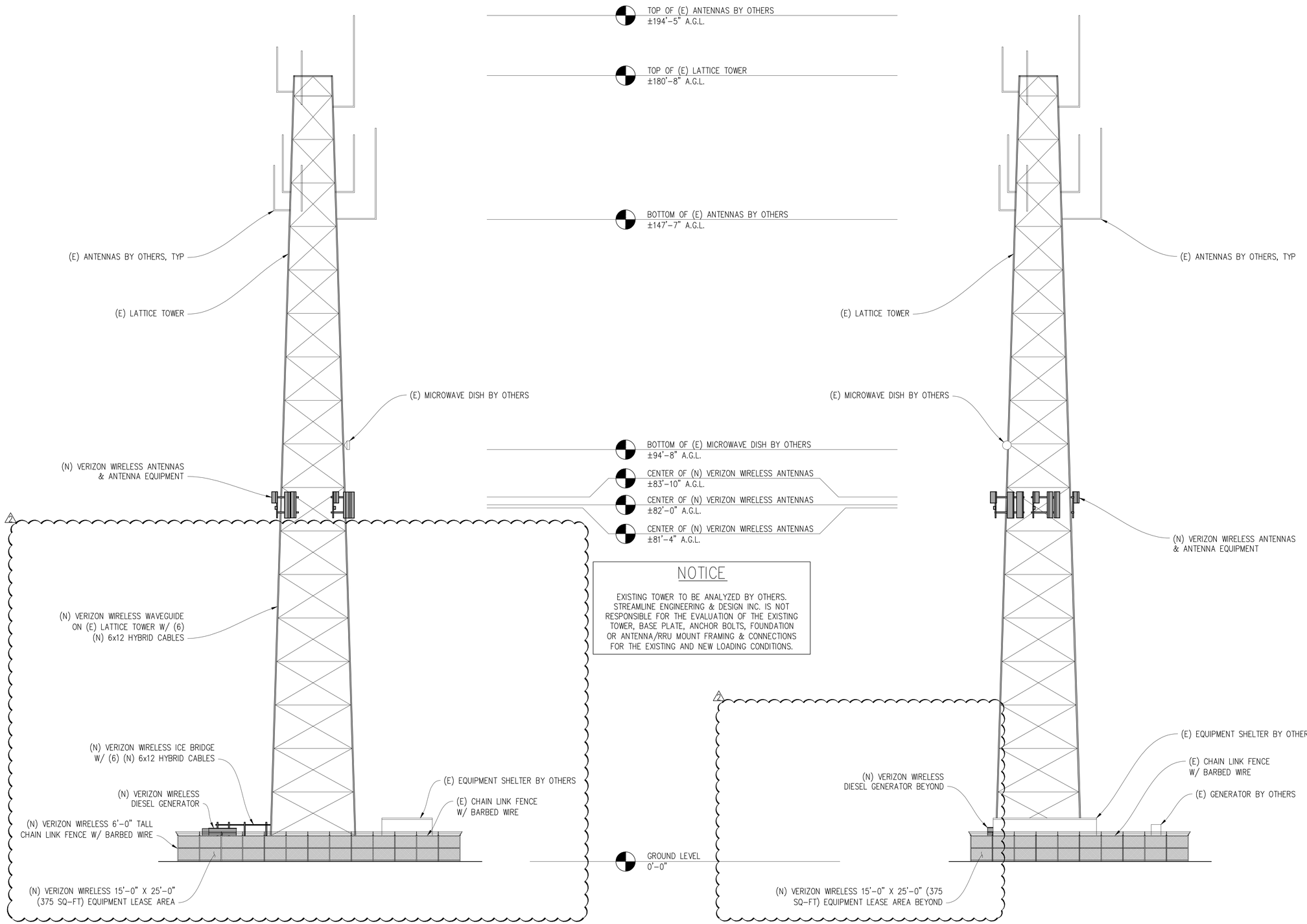

NORTH ELEVATION

3/32"=1'-0"

0 5' 10' 20' 40' 100'

WEST ELEVATION

3/32"=1'-0"

0 5' 10' 20' 40' 100'

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3	09/24/24	CLIENT REV	T.T.
2	06/26/24	CLIENT REV	S.D.
1	06/12/24	CD 100%	S.D.
0	05/21/24	CD 90%	-

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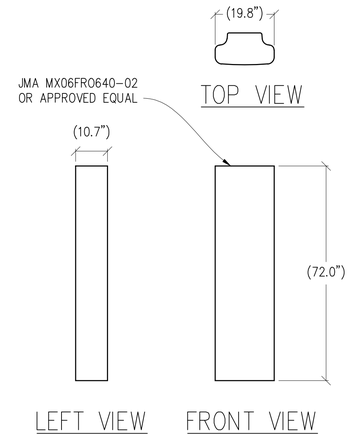
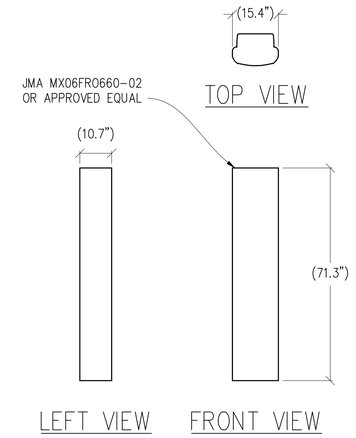


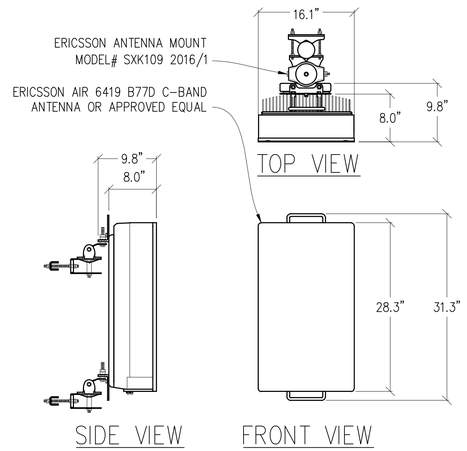
1 ANTENNA DETAIL

½"=1'-0" MAX WEIGHT: 70 LBS



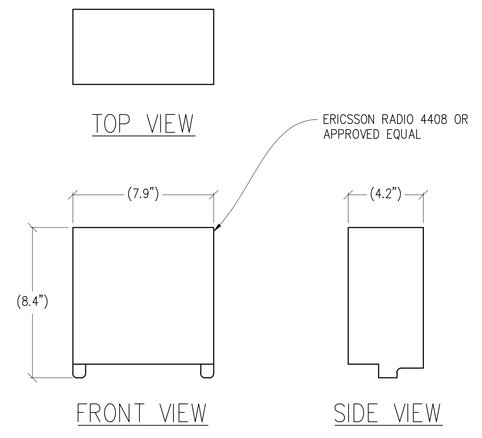
2 ANTENNA DETAIL

½"=1'-0" MAX WEIGHT: 46 LBS



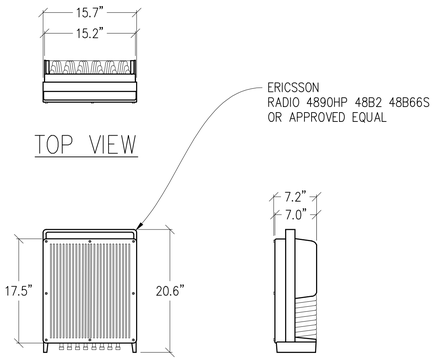
3 ANTENNA DETAIL

1"=1'-0" MAX WEIGHT: 71 LBS



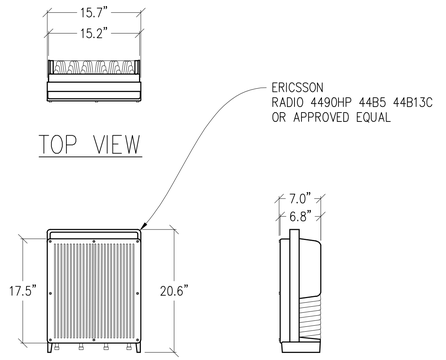
4 CBRS 4408 RADIO DETAIL

3"=1'-0" MAX WEIGHT 10.2 LBS



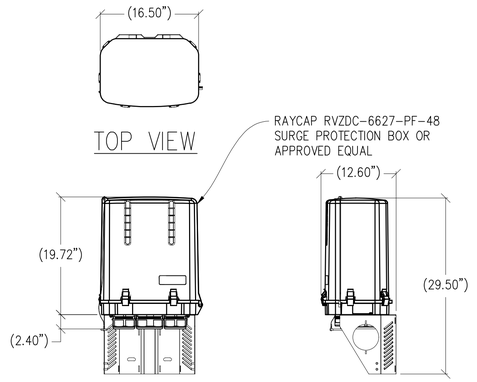
5 RADIO 4890HP DETAIL

1"=1'-0" MAX WEIGHT: 69.5 LBS



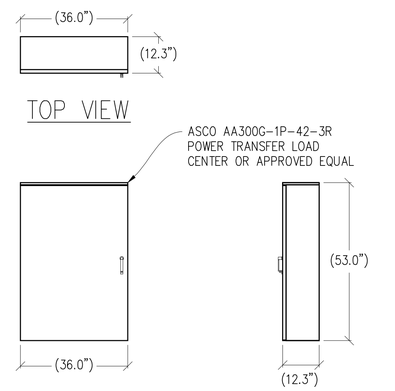
6 RADIO 4490HP DETAIL

1"=1'-0" MAX WEIGHT: 68.4 LBS



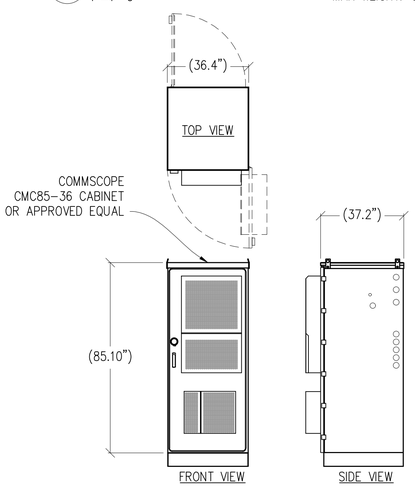
7 SURGE PROTECTION BOX

1"=1'-0" MAX WEIGHT: 32.0 LBS



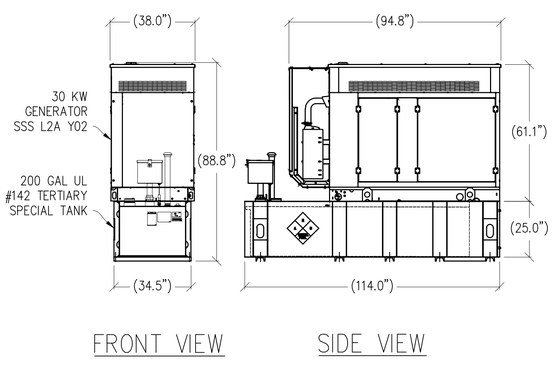
8 ILC CABINET DETAIL

½"=1'-0" MAX WEIGHT: 210 LBS



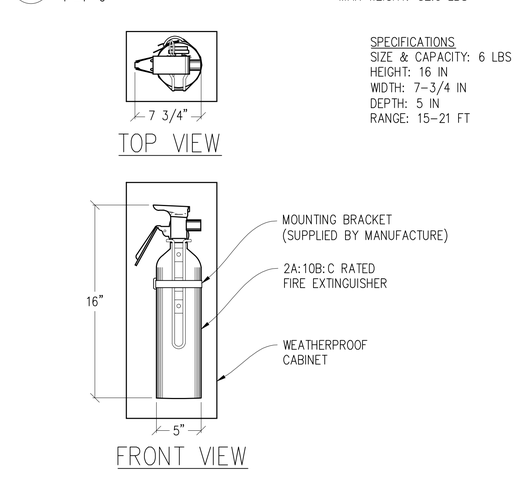
9 CABINET DETAIL

⅜"=1'-0" MAX WEIGHT: 2,740 LBS



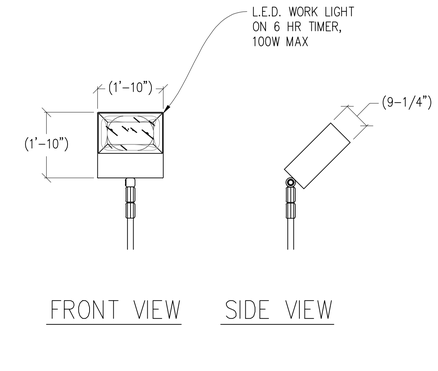
10 30KW GENERATOR DETAIL

⅜"=1'-0" MAX FULL WEIGHT: 4,564 LBS



11 FIRE EXTINGUISHER DETAIL

N.T.S.



12 TECH LIGHT DETAIL

½"=1'-0"

Issued For:

ELON

5100 PHILLIP ROAD
ROSEVILLE, CA 95747

PREPARED FOR

verizon

2770 SHADELANDS DRIVE, BUILDING 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000903788
PROJECT ID:	172599233
DRAWN BY:	SEAD
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
4	12/05/24	CLIENT REV	D.H.
3	09/24/24	CLIENT REV	T.T.
2	06/26/24	CLIENT REV	S.D.
1	06/12/24	CD 100%	S.D.
0	05/21/24	CD 90%	-

Licensee:

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ENGINEER:

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd. Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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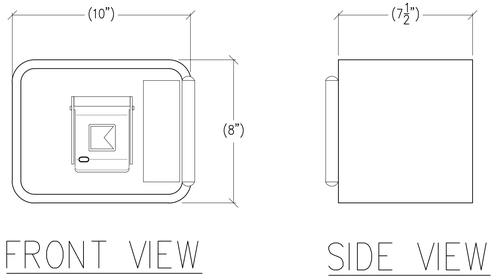
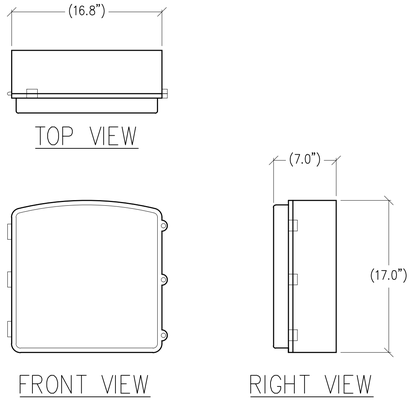
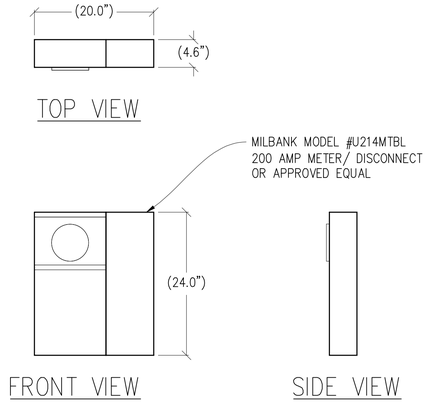


1 KNOX-BOX 3200 DETAIL
3"=1'-0"



2 CN 3931 DETAIL
1½"=1'-0"
MAX WEIGHT: 28.6 LBS



3 METER DETAIL
1"=1'-0"

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5100 PHILLIP ROAD
ROSEVILLE, CA 95747

PREPARED FOR

verizon

2770 SHADELANDS DRIVE, BUILDING 11
WALNUT CREEK, CA 94598

Vendor:

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S6336
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connect@alpinepowersystems.com
877-993-8855

ALPINE POWER SYSTEMS
A Division of TFI, Inc. est. 1963

Click to view product web page



PowerSafe® SBS Front Terminal

Telecommunications *NEBS™ Certified*

Battery Range Summary

The PowerSafe® SBS® Front Terminal battery further extends the technical leadership of PowerSafe SBS battery product line: not only do PowerSafe SBS Front Terminal monoblocs retain the benefits typically associated with Thin Plate Pure Lead (TPPL) Technology such as long life, high energy density, superior shelf life, etc., they also deliver exceptional cyclic performance in both float and fast charge applications, even in the hottest and harshest operating environments.

Where conventional Valve Regulated Lead Acid (VRLA)/Absorbed Glass Mat (AGM) batteries struggle to cope with harsh conditions and frequent power outages, cutting edge (TPPL) technology makes PowerSafe 12V batteries the perfect solution for the challenging operating conditions of today's telecommunication networks.

PowerSafe SBS batteries are designed to high quality standards and a unique manufacturing methods means superior energy and power, high performance and proven reliability, there is no substitute to PowerSafe SBS Front Terminal batteries.



Features and Benefits

- Capacity range 31-190Ah
- 12V monobloc configurations
- Multiple string configurations available
- Two year shelf life
- SR4228 compliant
- Proven long service life
- High energy density and cycling capability

EnerSys. Power/Full Solutions | RESERVE POWER

Publication No: US-SBSF-RS-004 - January 2014

Construction

- Robust positive plates are designed to prolong service life and enhance corrosion resistance
- Separators are low resistance microporous (AGM). The electrolyte is absorbed within the AGM, preventing acid spills in case of accidental damage
- Container and cover in flame retardant UL94-V0 material, highly resistant to shock and vibration
- Terminals are stainless steel front access with top access copper alloy insert. Top and front access terminations provide maximum conductivity
- Self-regulating one way pressure relief valves prevents ingress of atmospheric oxygen

Installation and Operation

- Space efficient footprint
- VRLA design, reduces maintenance requirements
- Lifting handles for easy handling
- Greater than 10 year life expectancy in float service at 77°F (25°C)
- Increased active material surface area yields great cycling capability
- Operating temperature: -40°F (-40°C) to 122°F (50°C) Recommended temperature: 68°F (20°C) to 86°F (30°C)

Standards

- Meets criteria for "non-spillable" batteries
- Complies with Telcordia* SR-4228, Network Equipment Building System (NEBS™) Criteria Levels
- The management systems governing the manufacture of this product are ISO 9001:2008 and ISO 14001:2004 certified

General Specifications

Cell Type	Nominal Capacity (Ah) 10 hr rate to 1.80Vpc @20°C	Nominal Capacity (Ah) 8 hr rate to 1.75Vpc @77°F	Nominal Dimensions Length in	Length mm	Width in	Width mm	Height in	Height mm	Weight - Nominal Unpacked lbs	Weight - Nominal Unpacked kg
SBS 86F	31	31	11.9	303	3.8	97	6.3	159	22.7	10.3
SBS 810F	38	38	11.9	303	3.8	97	7.2	184	28.2	12.8
SBS 814F	62	62	11.9	303	3.8	97	10.4	264	42.0	19.1
SBS C11F	92	91	16.4	417	4.1	105	10.1	256	61.6	28.0
SBS 100F	100	100	15.6	395	4.3	108	11.3	287	71.9	32.6
SBS 112F	112	112	22.1	561	4.9	125	9.0	228	90.4	41.1
SBS 146F	145	145	17.9	455	6.8	173	9.4	238	105.0	47.7
SBS 166F	165	165	17.9	455	6.8	173	10.8	273	117.4	53.3
SBS 170F	170	170	22.1	561	4.9	125	11.1	283	115.7	52.5
SBS 190F	190	190	22.1	561	4.9	125	12.4	316	132.3	60.0



SBS 86F-B14F SBS C11F SBS 100F-112F SBS 146F - 190F

ALPINE POWER SYSTEMS
A Division of TFI, Inc. est. 1963
connect@alpinepowersystems.com
877-993-8855

Battery Services for Backup Power

- Battery Installation
- Capacity and Acceptance
- Preventative Maintenance

backup power | telecom | motive power
www.alpinepowersystems.com

CFC CHAPTER 12 COMPLIANCE

TOTAL = 16 BATTERIES X 2.28 kWh/BATTERY = 36.48 kWh

(SINCE LESS THAN 70kWh OF CAPACITY, CFC CHAPTER 1207, TABLE 1207.1.1, SECTIONS 1207.1.2–1207.11.10 NOT APPLICABLE)

BATTERY INFORMATION (BATTERY CAPACITY DATA–12V MONOBLOCKS)

BATTERY MODEL	TOTAL # OF BATTERY UNITS INSTALLED	AMP HOURS PER UNIT	TOTAL VOLTS PER UNIT	TOTAL kWh # OF BATTERIES x AMP HOURS PER UNIT x VOLTS PER UNIT 1000
POWERSAFE SBS	16	190Ah	12V	16 x 190Ah x 12V/1000 = 36.48 kWh < 70kWh

BATTERY DATA CHART

NEW BATTERIES

BATTERY TYPE:		ENERSYS POWERSAFE SBS 190F	
NUMBER OF UNITS W/BATTERIES		2	
NUMBER OF BATTERIES :		16	
MATERIAL:	ELECTROLYTE	VOLUME: 2.34 GALLONS	BATTERY TOTAL: 37.44 GALLONS
MATERIAL:	ACID	WEIGHT: 10.1 LBS	BATTERY TOTAL: 161.6 LBS
MATERIAL:	LEAD	WEIGHT: 95.8 LBS	BATTERY TOTAL: 1532.8 LBS
TOTAL KWH:	190AH X 12V X 16 / 1000 = 36.48 KWH		

Issued For:

ELON

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ROSEVILLE, CA 95747

PREPARED FOR

verizon

2770 SHADELANDS DRIVE, BUILDING 11
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BATTERY SPECIFICATIONS

SHEET NUMBER:

A-5.1

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SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

Standby Power Rating
30 kW, 38 kVA, 60 Hz

Prime Power Rating*
27 kW, 34 kVA, 60 Hz

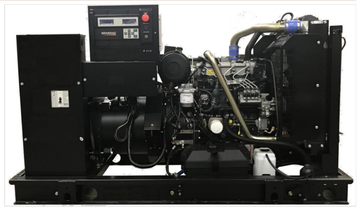


Image used for illustration purposes only

*EPA Certified Prime ratings are not available in the US or its Territories

Codes and Standards

Not all codes and standards apply to all configurations. Contact factory for details.

- UL2200, UL508, UL489, UL142
- CSA C22.2
- BS5514 and DIN 6271
- SAE J1349
- NFPA 37, 70, 99, 110
- NEC700, 701, 702, 708
- ISO 3046, 7637, 8528, 9001
- NEMA ICS10, MG1, 250, ICS6, AB1
- ANSI C62.41

Powering Ahead

For over 50 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

STANDARD FEATURES

ENGINE SYSTEM
- Oil Drain Extension
- Air Cleaner
- Fan Guard
- Stainless Steel Flexible Exhaust Connection
- Factory Filled Oil and Coolant
- Radiator Duct Adapter (Open Set Only)
- Critical Silencer (Enclosed Unit Only)
- Engine Coolant Heater

Fuel System
- Fuel Lockoff Solenoid
- Primary Fuel Filter

Cooling System
- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Factory-Installed Radiator
- Radiator Drain Extension
- 50/50 Ethylene Glycol Antifreeze

Electrical System
- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor

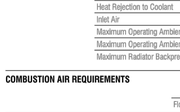
ALTERNATOR SYSTEM
- UL2200 GENprotect™
- Class H Insulation Material
- 2/3 Pitch
- Skewed Stator
- Brushless Excitation
- Sealed Bearing
- Rotor Dynamically Spin Balanced
- Amortisseur Winding (3-Phase Only)
- Full Load Capacity Alternator
- Protective Thermal Switch

GENERATOR SET
- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Separation of Circuits - Multiple Breakers
- Wrapped Exhaust Piping
- Standard Factory Testing
- 2 Year Limited Warranty (Standby Rated Units)
- 1 Year Limited Warranty (Prime Rated Units)
- Silencer Mounted in the Discharge Hood (Enclosed Unit Only)

ENCLOSURE (If Selected)
- Rust-Proof Fasteners with Nylon Washers to Protect Finish
- High Performance Sound-Absorbing Material (Sound Attenuation Enclosures)
- Gasketed Doors
- Stamped Air-Intake Louvers
- Upward Facing Discharge Hoods (Radiator and Exhaust)
- Stainless Steel Lift Off Door Hinges
- Stainless Steel Lockable Handles
- RhinoCoat™ - Textured Polyester Powder Coat Paint

FUEL TANKS (If Selected)
- UL 142/ULC S601
- Double Wall
- Normal and Emergency Vents
- Sloped Top
- Sloped Bottom
- Factory Pressure Tested
- Rupture Basin Alarm
- Fuel Level
- Check Valve In Supply and Return Lines
- RhinoCoat™ - Textured Polyester Powder Coat Paint
- Stainless Steel Hardware

CONTROL SYSTEM



Digital H Control Panel- Dual 4x20 Display

Program Functions
- Programmable Crank Limiter
- 7-Day Programmable Exerciser
- Special Applications Programmable Logic Controller
- RS-232/485 Communications
- All Phase Sensing Digital Voltage Regulator
- 2-Wire Start Capability
- Date/Time Fault History (Event Log)
- Isochronous Governor Control
- Waterproof/Sealed Connectors
- Audible Alarms and Shutdowns
- Not in Auto (Flashing Light)
- Auto/Off/Manual Switch
- E-Stop (Red Mushroom-Type)
- NFPA110 Level I and II (Programmable)
- Customizable Alarms, Warnings, and Events
- Modbus® Protocol
- Predictive Maintenance Algorithm
- Sealed Boards
- Password Parameter Adjustment Protection
- Single Point Ground
- 16 Channel Remote Trending
- 0.2 msec High Speed Remote Trending
- Alarm Information Automatically Annunciated on the Display

Full System Status Display
- Power Output (kW)
- Power Factor
- kW Hours, Total, and Last Run
- Real/Reactive/Apparent Power
- All Phase AC Voltage
- All Phase Currents
- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Speed
- Battery Voltage
- Frequency

Alarms and Warnings
- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Overspeed
- Battery Voltage
- Alarms and Warnings Time and Date Stamped
- Snap Shots of Key Operation Parameters During Alarms and Warnings
- Alarms and Warnings Spelled Out (No Alarm Codes)

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

CONFIGURABLE OPTIONS

ENGINE SYSTEM
- Oil Heater
- Critical Silencer (Open Set Only)
- Radiator Stone Guard
- Level 1 Fan and Belt Guards (Open Set Only)

FUEL SYSTEM
- NPT Flexible Fuel Line

ELECTRICAL SYSTEM
- 10A UL Listed Battery Charger
- Battery Warmer

ALTERNATOR SYSTEM
- Alternator Upsizing
- Anti-Condensation Heater
- Tropical Coating
- Permanent Magnet Excitation

GENERATOR SET
- Extended Factory Testing
- 8 Position Load Center
- Pad Vibration Isolation

CIRCUIT BREAKER OPTIONS
- Main Line Circuit Breaker
- 2nd Main Line Circuit Breaker
- Shunt Trip and Auxiliary Contact
- Electronic Trip Breakers

ENCLOSURE
- Weather Protected Enclosure
- Level 1 Sound Attenuation
- Level 2 Sound Attenuation
- Level 2 Sound Attenuation with Motorized Dampers
- Steel Enclosure
- Aluminum Enclosure
- Up to 200 MPH Wind Load Rating (Contact Factory for Availability)
- AC/DC Enclosure Lighting Kit
- Door Alarm Switch
- Enclosure Heater
- Damper Alarm Contacts

WARRANTY (Standby Gensets Only)
- 2 Year Extended Limited Warranty
- 5 Year Limited Warranty
- 5 Year Extended Limited Warranty
- 7 Year Extended Limited Warranty
- 10 Year Extended Limited Warranty

CONTROL SYSTEM
- NFPA 110 Compliant 21-Light Remote Annunciator
- Remote Relay Assembly (8 or 16)
- Oil Temperature Indication and Alarm
- Remote E-Stop (Break Glass-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Flush Mount)
- 100 dB Alarm Horn
- Ground Fault Annunciation
- 120V GFCI and 240V Outlets
- Remote Communication - Modem
- 10A Engine Run Relay

FUEL TANKS (Size On Last Page)
- 8 in (203.2 mm) Fill Extension
- 13 in (330.2 mm) Fill Extension
- 19 in (482.6 mm) Fill Extension
- Overfill Protection Valve
- 5 Gallon Spill Box Return Hose
- 5 Gallon Spill Box
- Tank Risers
- Fuel Level Switch and Alarm
- 12' Vent System
- Fire Rated Stainless Steel Fuel Hose

ENGINEERED OPTIONS

ENGINE SYSTEM
- Coolant Heater Isolation Ball Valves
- Fluid Containment Pan

CONTROL SYSTEM
- Spare Inputs (x4) / Outputs (x4)
- Battery Disconnect Switch

ALTERNATOR SYSTEM
- 3rd Breaker System

GENERATOR SET
- Special Testing

FUEL TANKS
- UL2085 Tank
- Stainless Steel Tanks
- Special Fuel Tanks
- Vent Extensions

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

Make	Perkins
EPA Emissions Compliance	Stationary Emergency
EPA Emissions Reference	See Emission Data Sheet
Cylinder #	4
Type	In-Line
Displacement - in^3 (L)	135 (2.22)
Bore - in (mm)	3.3 (84)
Stroke - in (mm)	3.9 (100)
Compression Ratio	23.3:1
Intake Air Method	Turbocharged
Cylinder Head	Cast Iron
Piston Type	Aluminum
Crankshaft Type	Forged Steel

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	±0.5%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full-Flow
Crankcase Capacity - qt (L)	11.2 (10.6)

Cooling System

Cooling System Type	Closed Recovery
Water Pump Type	Pre-Lubed, Self Sealing
Fan Type	Pusher
Fan Speed - RPM	1,980
Fan Diameter - in (mm)	18 (457)

Fuel System

Fuel Type	Ultra Low Sulfur Diesel Fuel #2
Fuel Specifications	ASTM
Fuel Filtering (Microns)	5
Fuel Inject Pump	Distribution Injection Pump
Fuel Pump Type	Engine Driven Gear
Injector Type	Mechanical
Fuel Supply Line - in (mm)	0.31 (7.9) ID
Fuel Return Line - in (mm)	0.2 (4.8) ID

Engine Electrical System

System Voltage	12 VDC
Battery Charger Alternator	Standard
Battery Size	See Battery Index 0161970SBY
Battery Voltage	12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	K0035124Y21
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<5% (3-Phase)
Telephone Interference Factor (TIF)	< 50
Standard Excitation	Brushless
Bearings	Single Sealed
Coupling	Direct via Flexible Disc
Load Capacity - Standby	100%
Prototype Short Circuit Test	Yes
Voltage Regulator Type	Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	±0.25%

SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

OPERATING DATA

POWER RATINGS

		Standby
Single-Phase 120/240 VAC @1.0pf	30 kW	Amps: 125
Three-Phase 120/208 VAC @0.8pf	30 kW	Amps: 104
Three-Phase 120/240 VAC @0.8pf	30 kW	Amps: 90
Three-Phase 277/480 VAC @0.8pf	30 kW	Amps: 45
Three-Phase 346/600 VAC @0.8pf	30 kW	Amps: 36

MOTOR STARTING CAPABILITIES (skVA)

skVA vs. Voltage Dip

277/480 VAC	30%	208/240 VAC	30%
K0035124Y21	61	K0035124Y21	46
K0040124Y21	76	K0040124Y21	58
K0050124Y21	98	K0050124Y21	75

FUEL CONSUMPTION RATES*

Fuel Pump Lift- ft (m)
3 (1)

Total Fuel Pump Flow (Combustion + Return) - gph (Lph)
16.6 (63)

Diesel - gph (Lph)

Percent Load	Standby
25%	1.0 (3.7)
50%	1.4 (5.2)
75%	2.0 (7.5)
100%	2.8 (10.5)

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

		Standby
Coolant Flow	gpm (Lpm)	14.9 (56.2)
Coolant System Capacity	gal (L)	2.5 (9.5)
Heat Rejection to Coolant	BTU/hr (kW)	128,638 (136)
Inlet Air	scfm (m^3/hr)	2,800 (4,757)
Maximum Operating Ambient Temperature	°F (°C)	122 (50)
Maximum Operating Ambient Temperature (Before Derate)		See Bulletin No. 0199280SSD
Maximum Radiator Backpressure	in H_2O (kPa)	0.5 (0.12)

COMBUSTION AIR REQUIREMENTS

	Standby
Flow at Rated Power scfm (m^3/min)	88 (2.5)

ENGINE

		Standby
Rated Engine Speed	RPM	1,800
Horsepower at Rated kW**	hp	49
Piston Speed	ft/min (m/min)	1,181 (360)
BMEP	psi (kPa)	159 (1,096)

EXHAUST

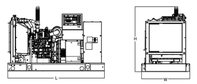
		Standby
Exhaust Flow (Rated Output)	scfm (m^3/min)	296.6 (8.4)
Max. Allowable Backpressure (Post Turbocharger)	inHg (kPa)	1.5 (5.1)
Exhaust Temp (Rated Output)	°F (°C)	892 (478)

** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions.
Please contact a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528, and DIN6271 standards.
Standby - See Bulletin 0187500SSB
Prime - See Bulletin 0187510SSB

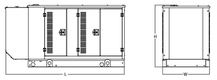
SD030 | 2.2L | 30 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

DIMENSIONS AND WEIGHTS*



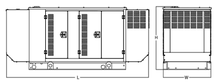
OPEN SET (Includes Exhaust Flex)

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - In (mm)	Weight - lbs (kg)
No Tank	-	76.0 (1,930) x 37.4 (950) x 44.8 (1,138)	1,641 (745)
19	54 (204)	76.0 (1,930) x 37.4 (950) x 57.8 (1,468)	2,121 (963)
47	132 (501)	76.0 (1,930) x 37.4 (950) x 69.8 (1,773)	2,351 (1,087)
75	211 (799)	76.0 (1,930) x 37.4 (950) x 81.8 (2,078)	2,590 (1,162)
107	300 (1,136)	92.9 (2,360) x 37.4 (950) x 81.8 (2,078)	2,623 (1,190)



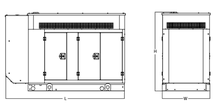
WEATHER PROTECTED ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - In (mm)	Weight - lbs (kg) Enclosure Only Steel	Aluminum
No Tank	-	94.8 (2,409) x 38.0 (965) x 49.5 (1,258)		
19	54 (204)	94.8 (2,409) x 38.0 (965) x 62.5 (1,588)		
47	132 (501)	94.8 (2,409) x 38.0 (965) x 74.5 (1,893)	372 (170)	241 (110)
75	211 (799)	94.8 (2,409) x 38.0 (965) x 86.5 (2,198)		
107	300 (1,136)	94.8 (2,409) x 38.0 (965) x 86.5 (2,198)		



LEVEL 1 ACOUSTIC ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - In (mm)	Weight - lbs (kg) Enclosure Only Steel	Aluminum
No Tank	-	112.5 (2,857) x 38.0 (965) x 49.5 (1,258)		
19	54 (204)	112.5 (2,857) x 38.0 (965) x 62.5 (1,582)		
47	132 (501)	112.5 (2,857) x 38.0 (965) x 74.5 (1,893)	505 (230)	338 (154)
75	211 (799)	112.5 (2,857) x 38.0 (965) x 86.5 (2,198)		
107	300 (1,136)	112.5 (2,857) x 38.0 (965) x 86.5 (2,198)		



LEVEL 2 ACOUSTIC ENCLOSURE

Run Time - Hours	Usable Capacity - Gal (L)	L x W x H - In (mm)	Weight - lbs (kg) Enclosure Only Steel	Aluminum
No Tank		94.8 (2,407) x 38.0 (965) x 61.1 (1,551)		
19	54 (204)	94.8 (2,407) x 38.0 (965) x 74.1 (1,881)		
47	132 (501)	94.8 (2,407) x 38.0 (965) x 86.1 (2,186)	510 (232)	341 (155)
75	211 (799)	94.8 (2,407) x 38.0 (965) x 98.1 (2,491)		
107	300 (1,136)	94.8 (2,407) x 38.0 (965) x 98.1 (2,491)		

* All measurements are approximate and for estimation purposes only. Specification characteristics may change without notice. Please contact a Generac Power Systems Industrial Dealer for detailed installation drawings.

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Part No. 10000024842
Rev. B 08/27/18

Issued For:

ELON

5100 PHILLIP ROAD
ROSEVILLE, CA 95747

PREPARED FOR

verizon

2770 SHADELANDS DRIVE, BUILDING 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000903788
PROJECT ID:	172599233
DRAWN BY:	SEAD
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
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3	09/24/24	CLIENT REV	T.T.
2	06/26/24	CLIENT REV	S.D.
1	06/12/24	CD 100%	S.D.
0	05/21/24	CD 90%	-

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JAMES R. SPORE
S6336
STRUCTURAL
STATE OF CALIFORNIA

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ENGINEER:

Streamline Engineering and Design Inc.
8445 Sierra College Blvd. Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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GENERATOR SPECIFICATIONS

SHEET NUMBER:

A-5.2

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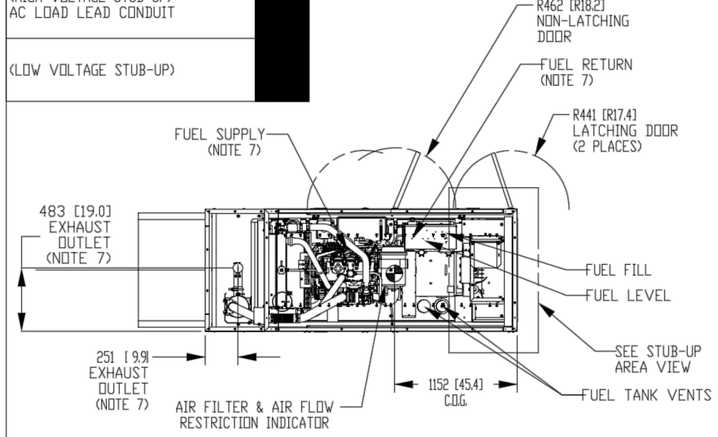
SH 1/1 | REV B | WINDCHILL VERSION B.4

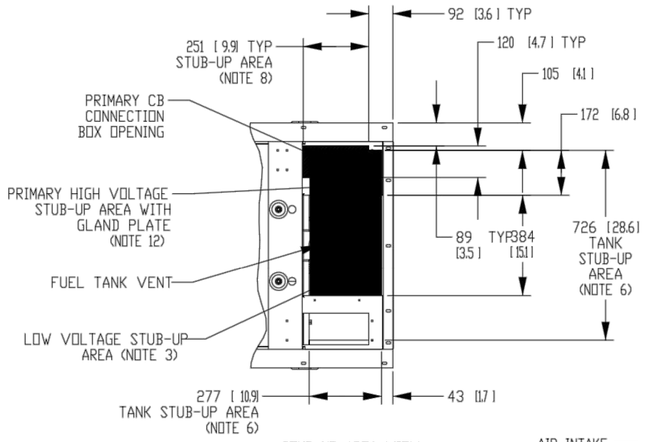
RECOMMENDED ELECTRICAL STUB-UP

(HIGH VOLTAGE STUB-UP)
AC LOAD LEAD CONDUIT

(LOW VOLTAGE STUB-UP)

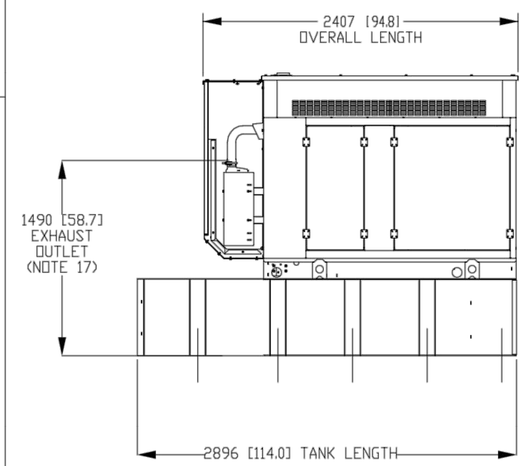


TOP VIEW
(SHOWN WITH ROOF PANELS REMOVED)

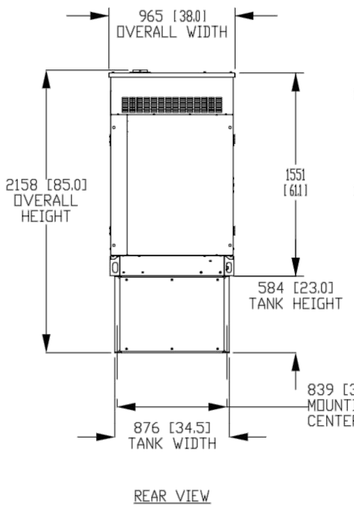


STUB-UP AREA VIEW
(2X SCALE)

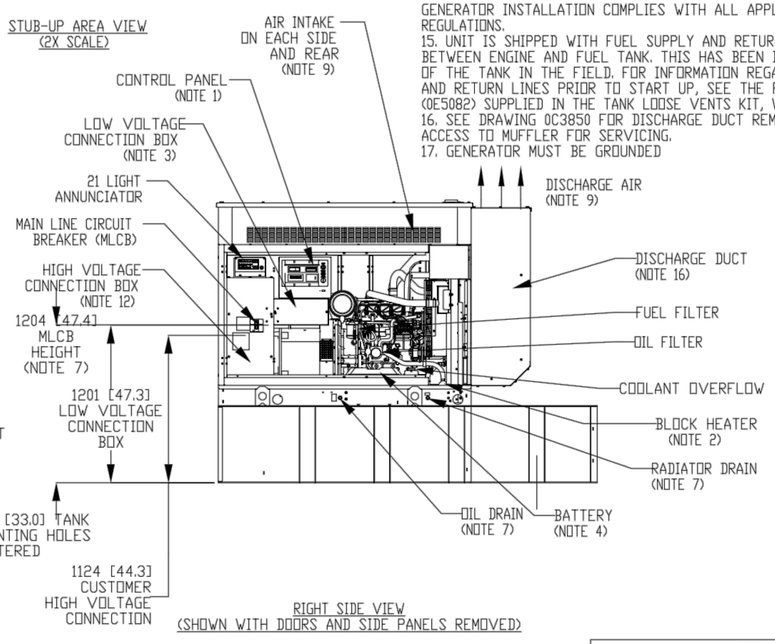
NOTES:
1. CONTROL PANEL INCLUDES BATTERY CHARGER WITH THREE PRONG CORD
2. 1500W 120 VAC ENGINE BLOCK HEATER WITH THREE PRONG CORD.
3. CONNECTION POINTS FOR CONTROL WIRES PROVIDED IN THE LOW VOLTAGE CONNECTION BOX. BOTTOM HAS KNOCKOUTS FOR 1/2" AND 3/4" CONDUIT FITTINGS. (USE LOW VOLTAGE STUB-UP AREA)
4. BATTERY (12 VOLT NEGATIVE GROUND SYSTEM).
5. MAIN LINE CIRCUIT BREAKER (MLCB) (MLCB HEIGHT MAY VARY WITH CB SELECTION) AC LOAD LEADS CONNECT DIRECTLY TO BOTTOM OF BREAKER.
6. CENTER OF GRAVITY & WEIGHT MAY SHIFT SLIGHTLY DUE TO UNIT OPTIONS.
7. ENGINE SERVICE CONNECTIONS:
   INLET DIESEL = 3/8" NPT
   RETURN DIESEL = 3/8" NPT
   OIL DRAIN = 1/2" NPT
   RADIATOR DRAIN = 1/2" NPT
   EXHAUST OUTLET = 2.5" I.D.
8. STUB-UPS: BASE TANK REQUIRES ALL STUB-UPS TO BE IN THE REAR TANK STUB-UP AREA.
9. GENERATOR SET MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND DISCHARGE AIR IS NOT RECIRCULATED. SEE SPEC SHEET FOR MINIMUM AIR FLOW AND MAXIMUM RESTRICTION REQUIREMENTS.
10. BOTTOM OF GENERATOR SET MUST BE CLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
11. BOLTS OR STUDS USED TO MOUNT UNIT TO PAD SHALL BE 5/8-11 GRADE 5. USE STANDARD SAE TORQUE SPECS.
12. HIGH VOLTAGE STUB-UP AREA INCLUDES THE AC LOAD LEAD CONNECTIONS TO MLCB, NEUTRAL CONNECTION AND AUXILIARY 120/240V CONNECTION.
13. 200 GALLON USEABLE CAPACITY TERTIARY SPECIAL TANK.
14. IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS.
15. UNIT IS SHIPPED WITH FUEL SUPPLY AND RETURN LINES DISCONNECTED AND PLUGGED BETWEEN ENGINE AND FUEL TANK. THIS HAS BEEN DONE TO FACILITATE PRESSURE TESTING OF THE TANK IN THE FIELD. FOR INFORMATION REGARDING CONNECTING THE FUEL SUPPLY AND RETURN LINES PRIOR TO START UP, SEE THE FUEL TANK FIELD TESTING PROCEDURE (0E5082) SUPPLIED IN THE TANK LOOSE VENTS KIT, WHICH IS SHIPPED WITH THIS GENERATOR.
16. SEE DRAWING 0C3850 FOR DISCHARGE DUCT REMOVAL. REMOVAL OF DUCT WILL PROVIDE ACCESS TO MUFFLER FOR SERVICING.
17. GENERATOR MUST BE GROUNDED



LEFT SIDE VIEW
(SHOWN WITH DUCT SIDE PANEL REMOVED)



REAR VIEW



RIGHT SIDE VIEW
(SHOWN WITH DOORS AND SIDE PANELS REMOVED)

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ELECTRONICALLY APPROVED
INSIDE WINDCHILL

GENERAC

TITLE
INSTALL D2.2L G22
30KW SSS L2A Y02
200 UL TERTIARY SPECIAL TANK

ISSUE DATE:

SIZE	CAGE NO	DWG NO	REV
B	N/A	08072020	

SCALE 0.025 | WT-KG SEE ABOVE | SHEET 1 of 1

Issued For:
ELON
5100 PHILLIP ROAD
ROSEVILLE, CA 95747

PREPARED FOR
verizon
2770 SHADELANDS DRIVE, BUILDING 11
WALNUT CREEK, CA 94598

Vendor:
EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000903788
PROJECT ID:	172599233
DRAWN BY:	SEAD
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

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2	06/26/24	CLIENT REV	S.D.
1	06/12/24	CD 100%	S.D.
0	05/21/24	CD 90%	-

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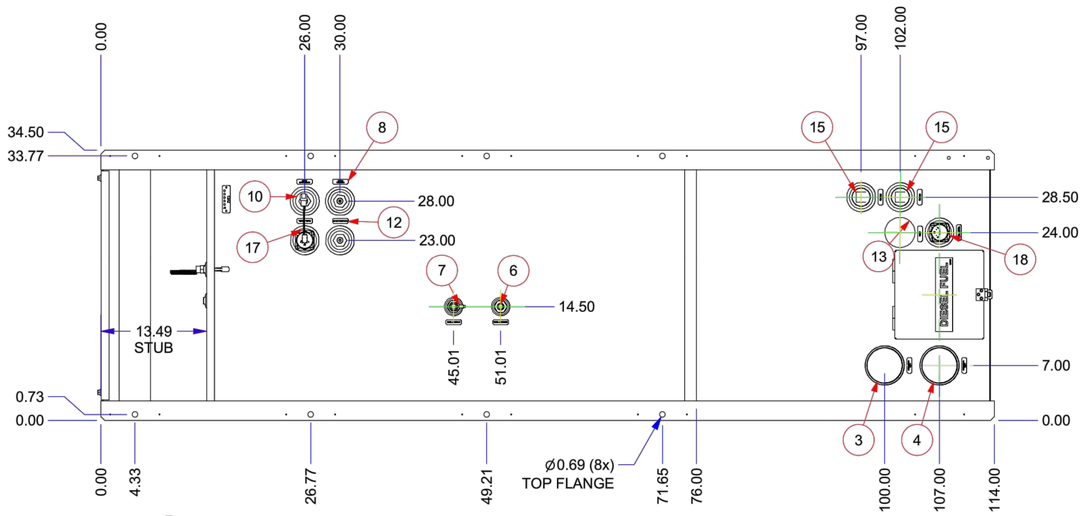
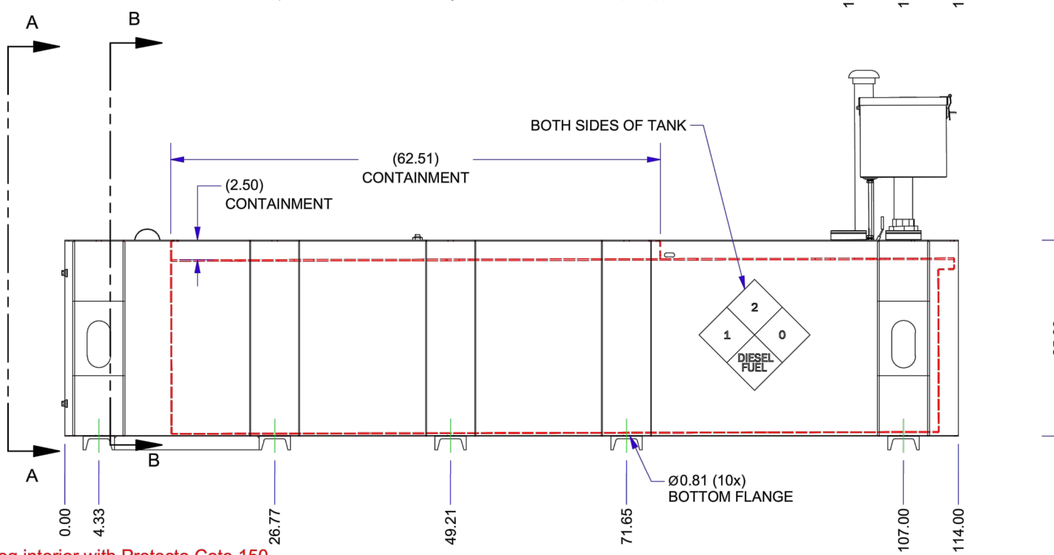
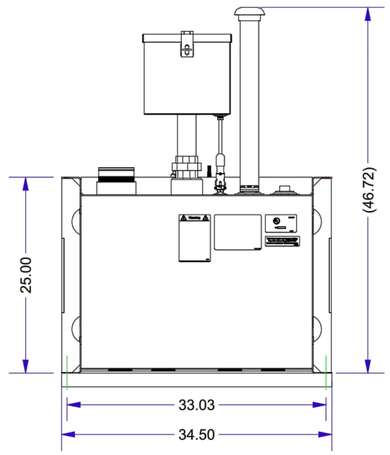
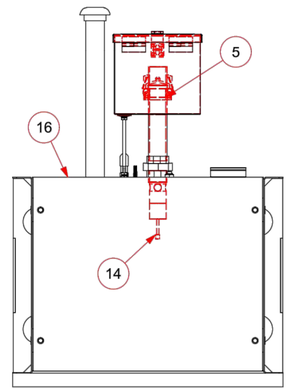


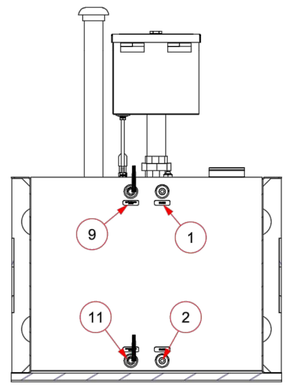
ITEM	QTY	PART NUMBER	DESCRIPTION
1	1	DRAIN - CONTAINMENT	1/2" NPT ALLEN HEAD PLUG, ZINC
2	1	DRAIN - TERTIARY	1/2" NPT ALLEN HEAD PLUG, ZINC
3	1	EMERGENCY VENT - PRIMARY	4" NPT UL CERTIFIED EMERGENCY VENT
4	1	EMERGENCY VENT - SECONDARY	4" NPT UL CERTIFIED EMERGENCY VENT
5	1	FUEL FILL	2" NPT CAM AND GROOVE FUEL IINLET
6	1	FUEL RETURN	1" NPT x 1/2" NPT BUSHING WITH 1/2" NPT REMOVABLE DOWN TUBE
7	1	FUEL SUPPLY	1" NPT x 1/2" NPT BUSHING WITH 1/2" NPT REMOVABLE DOWN TUBE AND FIRE SAFETY VALVE
8	1	HIGH LEVEL SWITCH	2" NPT NOFD SWITCH, 90"
9	1	LEAK SWITCH - CONTAINMENT	2" NPT NOFD SWITCH WITH 2-POLE LADD PLUG. CONTAINMENT AREA
10	1	LEAK SWITCH - SECONDARY	2" NPT NOFD SWITCH WITH 2-POLE LADD PLUG. SECONDARY TANK
11	1	LEAK SWITCH - TERTIARY	1/2" NPT NOFD SWITCH WITH 2-POLE LADD PLUG, TERTIARY TANK
12	1	LOW LEVEL SWITCH	2" NPT NCFD WITCH, 20%
13	1	NORMAL VENT	2" NPT MUSHROOM VENT, ZINC
14	1	OVERFILL PREVENTION VALVE	2" NPT OPV SET TO 95%
15	2	SPARE	2" NPT SQUARE HEAD STEEL PLUG
16	1	STUB	REMOVABLE PANEL
17	1	TWINSITE FUEL SENDER	2" NPT TWINSITE GAUGE WITH 3-POLE LADD PLUG, 0-90 OHM
18	1	VISUAL LEVEL GAUGE	2" NPT DIRECT-READ







VIEW A-A



SECTION B-B

Notes:
1. Oil fog interior with Protecto Cote 150
2. Pressure test at 3 psi
3. Use diesel fuel resistant sealant on all threads
4. Affix UL 142, UA, and warning labels
5. All fittings to be plugged before paint
6. Powder coat black
7. Tank capacities
   Actual: 214 gallons (811 L)
   Usable: 200 gallons (756 L)
8. Tank weight approx. 882 lbs
9. Tank is min 110% rupture basin containment with closed top diked tertiary tank

Customer has reviewed and approves fabrication drawing for accuracy, completeness and compliance with customer supplied design and specifications. This fabrication drawing serves as a contract addendum to

Quote #

UAI-19934 C-MC

CUSTOMER APPROVAL:

NAME: Kevin Dahms

DATE: 02/26/21

REVISION HISTORY

REV	DATE	DESCRIPTION	DESIGNER	ECN#
C-1	02/26/21	REMOVED SET OF LEG HOLES	MNO	

	INITIALS	DATE
DRAWN:	MNO	1/20/2021
CHECKED:		

TOLERANCES
EXCEPT AS NOTED
FRACTIONAL ±1/4"
DECIMAL
.XX ± .125
.XXX ± .062
ANGULAR ±2°

UNITED ALLOY
Custom Metal Fabricated Products
4100 Kennedy Road Phone (608) 758-4717
Janesville, WI 53545 Fax (608) 758-1272

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DESCRIPTION: TANK, 200 GAL, UL-142 TW

DRAWING NO: GN A0001299446 APPROVAL

REV C-1

Issued For:

ELON

5100 PHILLIP ROAD
ROSEVILLE, CA 95747

PREPARED FOR

verizon

2770 SHADELANDS DRIVE, BUILDING 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
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1	06/12/24	CD 100%	S.D.
0	05/21/24	CD 90%	-

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Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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Clay & Bailey Mfg. Co.

A CENTURY'S WORTH OF INNOVATION

366 Female Thread High Flow Emergency Vent for Aboveground Storage Tanks



366 HF

Features:

All Aluminum Construction is lightweight for easy handling and installation. Also, no rust issues from scratches or weathering. Buna-N O Ring provides a vapor resistant seal. Spring Actuated Vent assures accurate opening pressure. Pressure relief set at <0.5 PSI. Clay & Bailey vents can be used in a variety of Aboveground Storage Tank Equipment installations where reliable fuel handling petroleum equipment is required.

Part #	Size	Weight /lbs.	Size	Airflow W/Screen	W/O Screen
0366-03-30HF	3"	3	3"	66,400 SCFH	71,750 SCFH
0366-03-40HF	4"	4	4"	114,800 SCFH	118,750 SCFH
0366-03-50HF	5"	5	5"	184,500 SCFH	200,250 SCFH
0366-03-60HF	6"	6	6"	237,000 SCFH	251,700 SCFH
0366-03-80HF	8"	7	8"	500,552 SCFH	531,289 SCFH

c UL US LISTED

Clay & Bailey emergency vents comply with various codes – Petroleum Equipment Institute PEI RP200; Underwriters Laboratories Inc. UL-142, UL-2085, UL-2244, UL-2583; Underwriters Laboratories of Canada ULC-S601; National Fire Protection Agency NFPA 30, NFPA 30A; American Petroleum Institute API 2000.

Patent # 8171955

10/2018

6401 E. 40th St., Kansas City, Mo. 64129 • 1-800-821-6583 • F: 816-924-3903 • www.claybailey.com

Clay & Bailey Mfg. Co.

A CENTURY'S WORTH OF INNOVATION

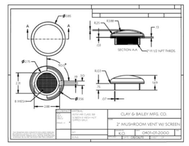
401
Mushroom Vent



401

Features:

Mushroom style free flow vent is made of cast iron with a 8 mesh galvanized screen. Domed vent top prevents tank contamination from entering vent lines. NPT thread is standard. Also available in galvanized. (Shown)



Cast iron Black

Part No.	Size	lbs	SCFH@ 2.5psi	A	B
0401-01-0750	3/4"	0.3	4,894	3/4"	1"
0401-01-1000	1"	0.5	8,711	1"	1 1/8"
0401-01-1250	1 1/4"	0.6	13,616	1 1/4"	1 1/2"
0401-01-1500	1 1/2"	0.7	19,532	1 1/2"	1 9/16"
0401-01-2000	2"	1.1	38,846	2"	1 11/16"
0401-01-4000	4"	2.5	54,873	4"	3"

Galvanized

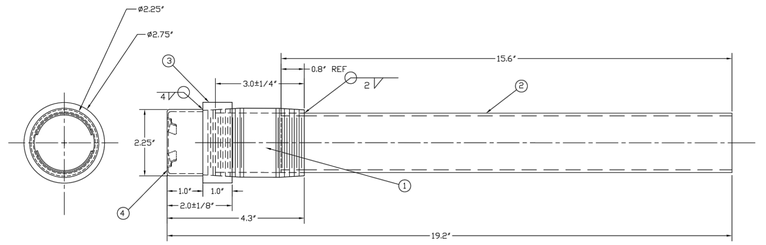
Part No.	Size	lbs	2.5psi	A	B
0401-10-0750	3/4"	0.3	4,894	3/4"	1"
0401-10-1000	1"	0.5	8,711	1"	1 1/8"
0401-10-1250	1 1/4"	0.6	13,616	1 1/4"	1 1/2"
0401-10-1500	1 1/2"	0.7	19,532	1 1/2"	1 9/16"
0401-10-2000	2"	1.1	38,846	2"	1 11/16"
0401-10-4000	4"	2.5	54.873	4"	3"

6401 E. 40th St., Kansas City, Mo. 64129 • 1-800-821-6583 • F: 816-924-3903 • www.claybailey.com

NOTE:
FILL PIPE SHALL TERMINATE WITHIN 6" OF TANK BOTTOM

ITEM	PART #	QTY	DESCRIPTION
1	ES1011	1	STD 2" STEEL NIPPLE 3" LONG
2	ES1022	1	TUBE, 16 GA 2" OD ELEC WELD STD
3	ES1023	1	FILLER NECK FEMALE COUPLING 2" STD
4	ES1024	1	STD FILLER CAP 2-1/4" OD ELECT WELD STD

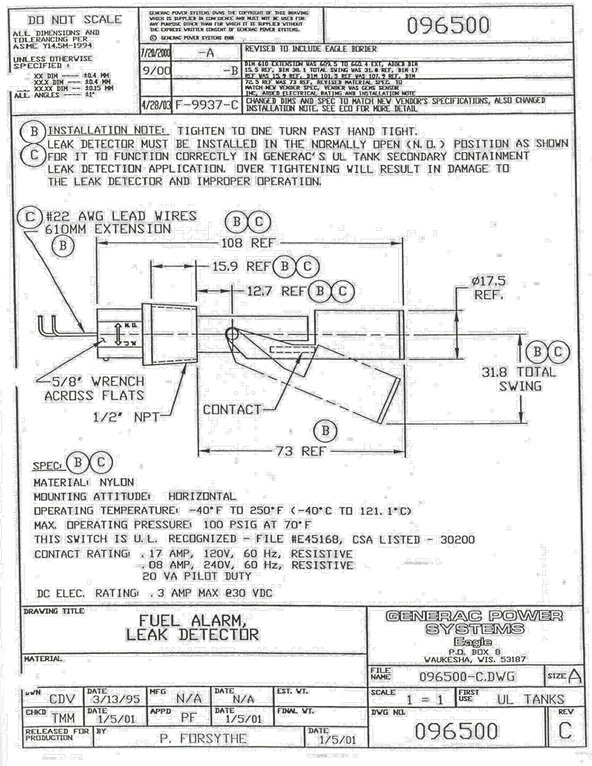
NOTE:
THREADS MUST BE FREE OF WELD

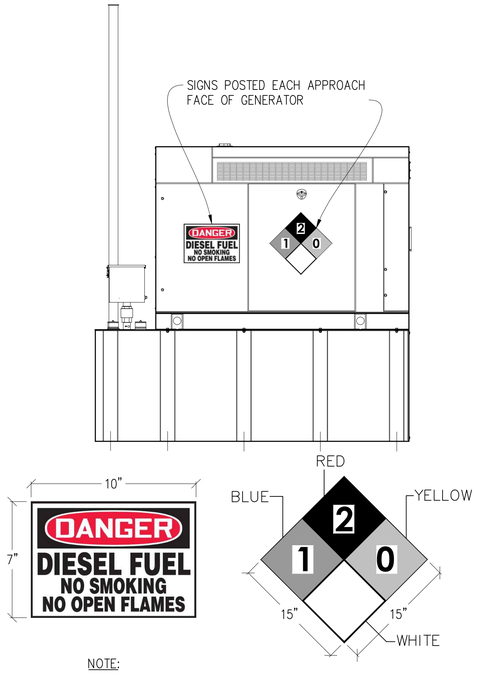


FUEL FILL NECK
376 MM [14.8"] IN TANK

ENERGY SYSTEMS
PH: 209-870-1900
FAX: 209-870-1950
ENERGY SYSTEMS
7100 S. LONGE STREET, SUITE 300
STOCKTON, CA. 95206

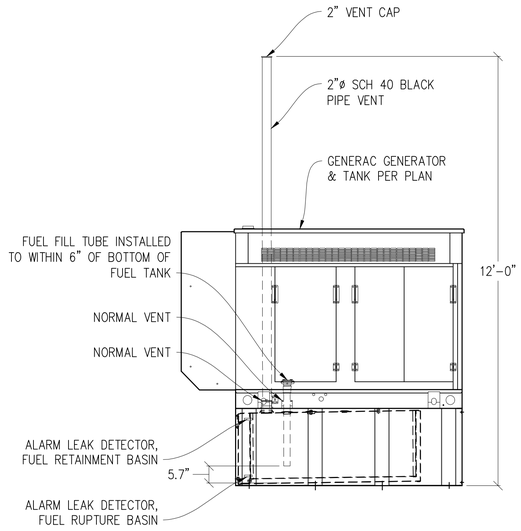
Drawn By: RVH | Date: 02-15-07 | Rev #: No. Info | Sub Id #
Checked By: GL | Last Revision: Let Engine. out | Seal Id: Seal





NOTE:
1. LETTERS SHALL BE A MINIMUM OF 3" IN HEIGHT
2. SIGN TO BE PLACED ON ALL SIDES OF GENERATOR
3. 10"x14" ALUMINUM NO SMOKING SIGN

1 GENERATOR SAFTEY SIGNAGE
NOT TO SCALE



2 GENERATOR VENT & FILL DETAIL
½"=1'-0"

Issued For:

ELON

5100 PHILLIP ROAD
ROSEVILLE, CA 95747

PREPARED FOR

verizon

2770 SHADELANDS DRIVE, BUILDING 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000903788
PROJECT ID:	172599233
DRAWN BY:	SEAD
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
4	12/05/24	CLIENT REV	D.H.
3	09/24/24	CLIENT REV	T.T.
2	06/26/24	CLIENT REV	S.D.
1	06/12/24	CD 100%	S.D.
0	05/21/24	CD 90%	-

Licensee:

REGISTERED PROFESSIONAL ENGINEER JAMES R. SPORE S6336 STRUCTURAL STATE OF CALIFORNIA

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ENGINEER:

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd. Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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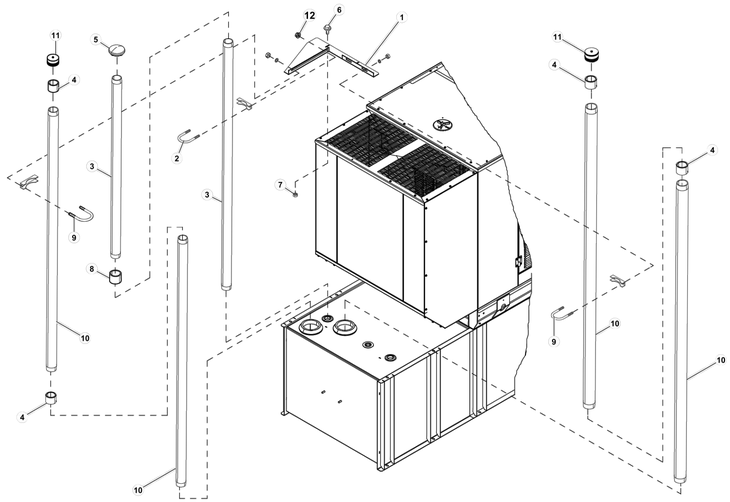
SHEET TITLE:
GENERATOR SPECIFICATIONS

SHEET NUMBER:
A-5.5

Docusign Envelope ID: A8426122-DE5E-40E6-8E23-549AB5FB30FE

GROUP H



Revision : CN-0019649-W
Date : 9/4/18

Exploded View : EV VENT EXT AGRP 2"3 ATT
Drawing No. : 0K9817A

EXPLODED VIEW: EV VENT EXT AGRP 2"3 ATT
DRAWING #:0K9817A

GROUP H

ITEM	PART#	QTY.	DESCRIPTION
(1)1	0G3036YST0R	1	BRACKET VENT EXT AGRP 2"3 ATT
2	0C7947	1	KIT, SADDLE AND BOLT 2 1/2"
3	0G3045	2	PIPE 2"VENT EXTENSION 72"LG
4	10000016676	4	COUPLING PIPE 3 ZINC
5	G021178	1	VENT OEM 2"
6	0C2454B	2	SCREW HWHT M6-1 X 30 W/MKS
7	G049813	2	NUT HEX M6-1.0 G8 CLEAR ZINC
8	068640B	1	COUPLING FULL 2-11.5 BLACK
9	0E4264	2	BOLT U 3/8-16 X 3.50" W/SADDLE
10	0H1454	4	PIPE NIPPLE 3"X72" SCH40 PNTBK
11	072989J	2	VENT CAP EMERG 3"NPT
12	G064101	2	NUT HEX FL WHIZ 3/8-16

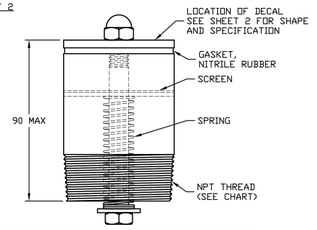
NOTES (UNLESS OTHERWISE SPECIFIED)
(1) SHEET METAL PARTS LISTED IN THE BOM TABLE ARE REPRESENTING CENERIC PARTS (NO COLOR).
* MANUFACTURING: FOR CORRECT MATERIAL AND COLOR REFER TO AS400 BOM.
* CUSTOMER: WHEN ORDERING REPLACEMENT PARTS, ENTER BASE NUMBER
(FIRST 6 DIGITS ONLY) IN THE SYSTEM FOR CORRECT MATERIAL AND COLOR. (FOR REFERENCE SEE GUIDELINE 0H7169).

REVISION: CN-0019649-W
DATE: 9/5/18

DO NOT SCALE
ALL DIMENSIONS AND TOLERANCING PER ASME Y14.5M-1994
UNLESS OTHERWISE SPECIFIED:
ALL 00 PCS ---------- ±1.00
ALL 0 PLACE ---------- ±.50
ALL 1 PLACE ---------- ±.13
ALL 2 PLACE ---------- ±.05
ALL MACHINED HOLES - ±.02
ALL PUNCHED HOLES - ±.03

S-327

SHEET 1 OF 2



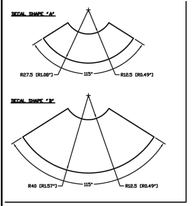
PART #	THREAD (NPT)	OPENING PRESSURE (PSIG)	FULL OPEN PRESSURE (PSIG)	MAX FLOW (SCFH)
072989H	2"	.5	2.5	31600
072989J	3"	.5	2.5	63200
0A1380	4"	.5	2.5	105000
072989L	5"	.5	2.5	190000
072989M	6"	.5	2.5	265000

FINISH: EMERGENCY VENT CAPS TO BE POWDER COATED SEMI-GLOSS BLACK
VENDOR: CR INDUSTRIES OR ENG. APPROVED EQUIVALENT

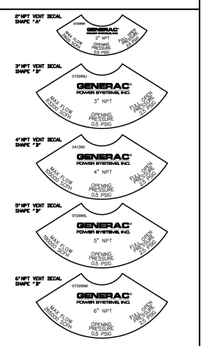
DRAWING TITLE: VENT CAPS, EMERGENCY
GENERAC POWER SYSTEMS, Inc. P.O. BOX 8 WAUKESHA, WIS. 53187
MATERIAL: STEEL
FILE NAME: S-327.DWG SIZE: A
DWN: JRS 1/2/03 | MFG: NA | SHIP: NA | EST. WT.
CHKD: TMM 3/3/03 | APPD: AG 3/7/03 | FINAL WT.
SCALE: N.T.S. | FIRST USE:
SVG NO.: S-327 | REV:
RELEASED FOR PRODUCTION: BY A GILLETTE 3/7/03

DO NOT SCALE
ALL DIMENSIONS AND TOLERANCING PER ASME Y14.5M-1994
UNLESS OTHERWISE SPECIFIED:
ALL 00 PCS ---------- ±1.00
ALL 0 PLACE ---------- ±.50
ALL 1 PLACE ---------- ±.13
ALL 2 PLACE ---------- ±.05
ALL MACHINED HOLES - ±.02
ALL PUNCHED HOLES - ±.03

S-327

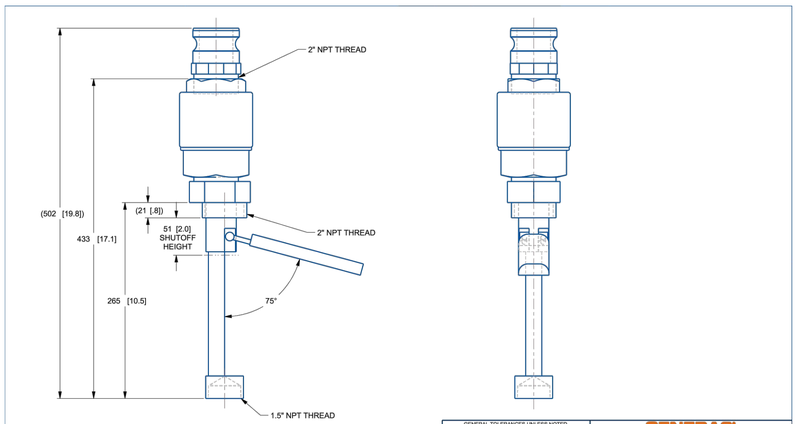


DECAL MATERIAL SPECIFICATION:
FACESTOCK: 3 MIL WHITE POLYESTER LABEL PRODUCTS, INC#
ADHESIVE: PERMANENT ACRYLIC
LINER: 4.5 MIL WHITE KRAFT
OR EQL. APPROVED EQUIVALENT



SHEET 2 OF 2

DRAWING TITLE: VENT CAPS, EMERGENCY
GENERAC POWER SYSTEMS, Inc. P.O. BOX 8 WAUKESHA, WIS. 53187
MATERIAL: STEEL
FILE NAME: S-327.DWG SIZE: A
DWN: JRS 1/2/03 | MFG: NA | SHIP: NA | EST. WT.
CHKD: TMM 3/3/03 | APPD: AG 3/7/03 | FINAL WT.
SCALE: N.T.S. | FIRST USE:
SVG NO.: S-327 | REV:
RELEASED FOR PRODUCTION: BY A GILLETTE 3/7/03



DRAWING CREATED FROM PROENGINEER
3D FILE. ECO MODIFICATION TO BE
APPLIED TO SOLID MODEL ONLY.

NOTE:
1. MORRISON BROTHERS PART NUMBER 9095DS-0200 AV.
2. DIMENSIONS ARE IN MILLIMETERS [INCHES].

- A -		RELEASED FOR PRODUCTION

GENERAL TOLERANCES UNLESS NOTED
ALL XX ± .0.4 MM
XX.X ± .0.4 MM
XX.XX ± 0.15 MM
ALL ANG ± 2°
THIRD ANGLE PROJECTION

APPROVALS | DATE
DRAWN BY: KMO | 11/20/17
ALL APPROVALS ELECTRONICALLY STORED INSIDE WINDCHILL
LIFECYCLE STATE: Production Released (IT)
FIRST USE: 02.4K.1

GENERAC
TITLE: VALVE OVERFILL PREV. 9095DS
MATERIAL: SEE_ABOVE | GENERAC MATL SPECIFICATION: AS ABOVE | PAINT SURFACE FINISH
SIZE: B | CAGE NO: N/A | DWG NO: 10000027100 | REV: A
SCALE: 0.375 | WT-KG: 0.00 | SHEET: 1 of 1

Revision : - A -
Date : 12/04/17

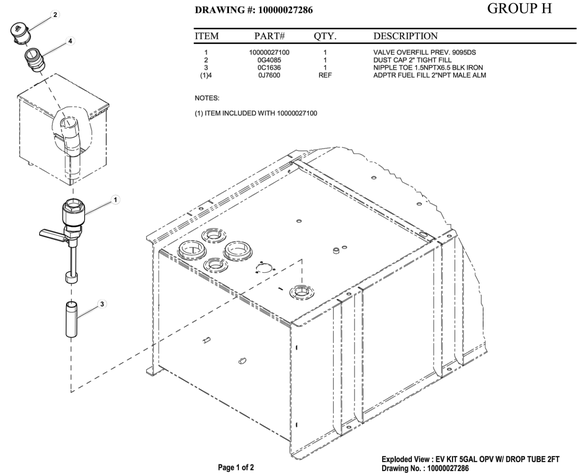
EXPLODED VIEW: EV KIT 5GAL OPV W/DROP TUBE 2FT
DRAWING #: 10000027286

GROUP H

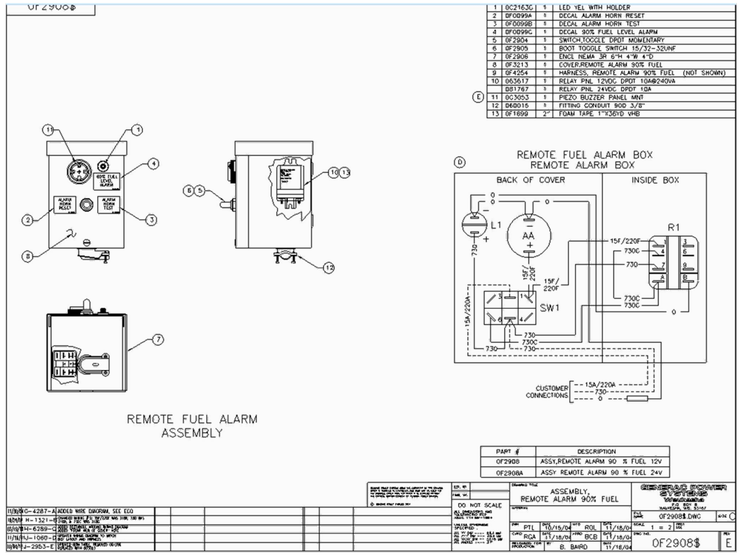
ITEM	PART#	QTY.	DESCRIPTION
1	10000027100	1	VALVE OVERFILL PREV. 9095DS
2	0G4085	1	DUST CAP 2" TIGHT FILL
3	0C1636	1	NIPPLE TOE 1.5NPTX6.5 BLK IRON
(1)4	0J7600	REF	ADPTR FUEL FILL 2"NPT MALE ALM

NOTES:

(1) ITEM INCLUDED WITH 10000027100



Exploded View : EV KIT 5GAL OPV W/ DROP TUBE 2FT
Drawing No. : 10000027286



PART #	DESCRIPTION
0F2908	ASSY,REMOTE ALARM 90 % FUEL 12V
0F2908A	ASSY REMOTE ALARM 90 % FUEL 24V

DO NOT SCALE
ASSEMBLY, REMOTE ALARM 90% FUEL
SIZE: D | 0F2908$.DWG | REV: E

Issued For:

ELON

5100 PHILLIP ROAD
ROSEVILLE, CA 95747

PREPARED FOR

verizon

2770 SHADELANDS DRIVE, BUILDING 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000903788
PROJECT ID:	172599233
DRAWN BY:	SEAD
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
4	12/05/24	CLIENT REV	D.H.
3	09/24/24	CLIENT REV	T.T.
2	06/26/24	CLIENT REV	S.D.
1	06/12/24	CD 100%	S.D.
0	05/21/24	CD 90%	-

Licensee:

REGISTERED PROFESSIONAL ENGINEER JAMES R. SPORE S6336 STRUCTURAL STATE OF CALIFORNIA

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ENGINEER:

Streamline Engineering and Design, Inc.
8445 Sierra College Blvd, Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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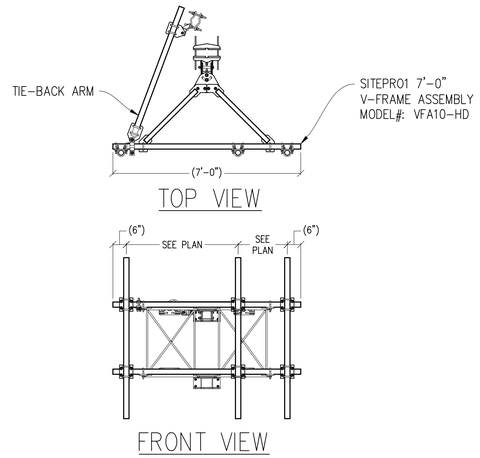
SHEET TITLE:

GENERATOR SPECIFICATIONS

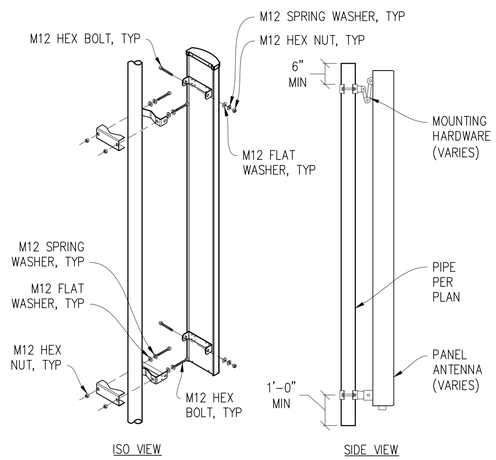
SHEET NUMBER:

A-5.6

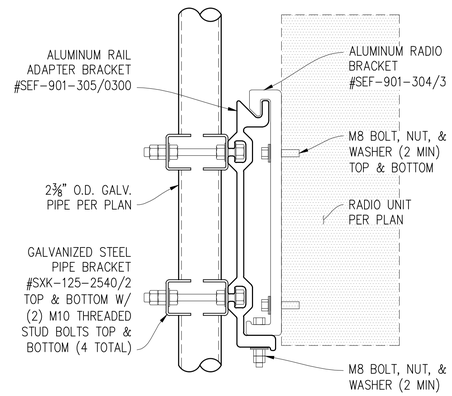
Docusign Envelope ID: A8426122-DE5E-40E6-8E23-549AB5FB30FE



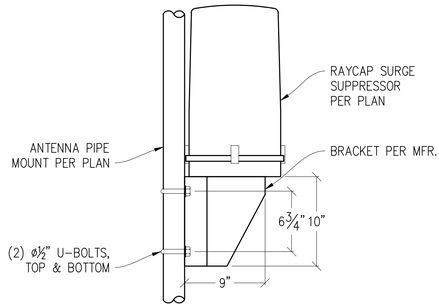
1 ANTENNA MOUNT
3/8"=1'-0"



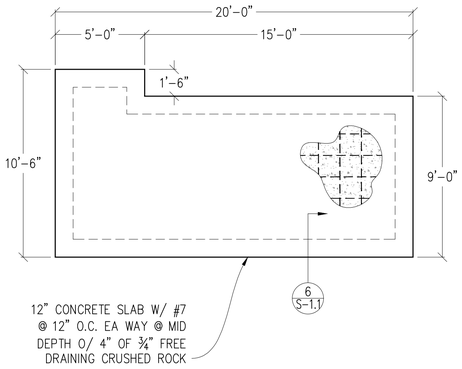
2 ANTENNA MOUNT
1"=1'-0"



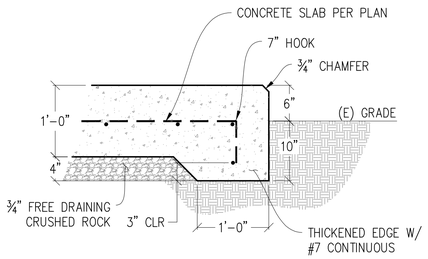
3 RADIO UNIT MOUNTING
3"=1'-0"



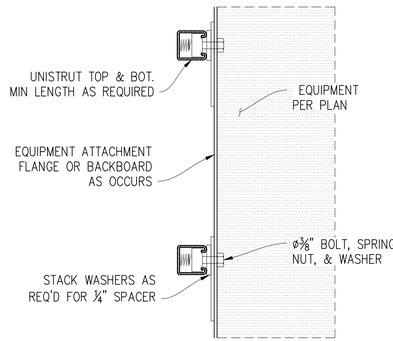
4 SURGE PIPE MOUNT
1½"=1'-0"



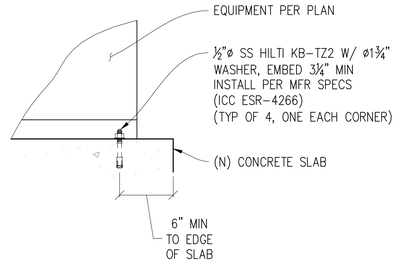
5 CONC. SLAB DETAIL
¼" =1'-0"



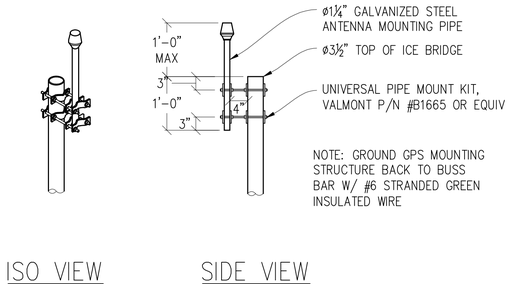
6 THICKENED EDGE SLAB
1"=1'-0"



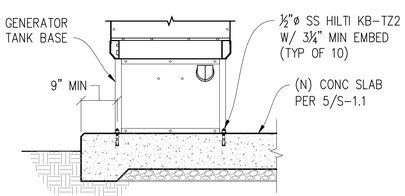
7 EQUIPMENT MOUNTING
3"=1'-0"



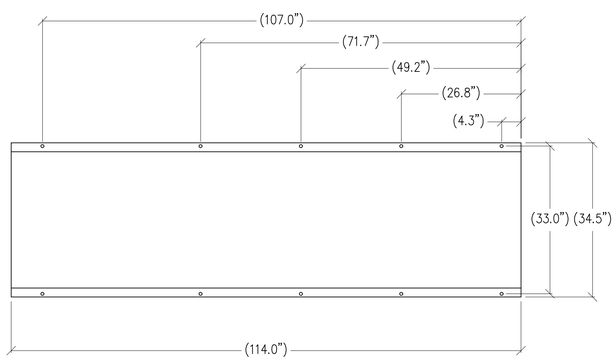
8 CABINET TO CONC
1½"=1'-0"



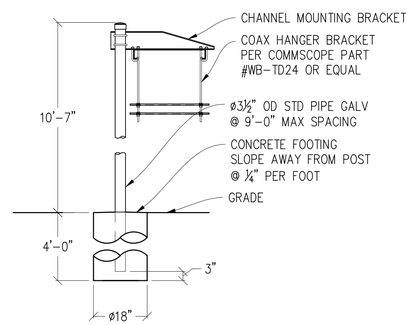
9 GPS MOUNT DETAIL
¾"=1'-0"



10 GENERATOR ANCHORAGE
½"=1'-0"



11 GENERATOR ANCHOR LOCATIONS
¾"=1'-0"



12 ICE BRIDGE DETAIL
½"=1'-0"

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5100 PHILLIP ROAD
ROSEVILLE, CA 95747

PREPARED FOR

verizon

2770 SHADELANDS DRIVE, BUILDING 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000903788
PROJECT ID:	172599233
DRAWN BY:	SEAD
CHECKED BY:	N. GEORGE
APPROVED BY:	J. SPORE

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
4	12/05/24	CLIENT REV	D.H.
3	09/24/24	CLIENT REV	T.T.
2	06/26/24	CLIENT REV	S.D.
1	06/12/24	CD 100%	S.D.
0	05/21/24	CD 90%	-

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ENGINEER:

Streamline Engineering and Design Inc.
8445 Sierra College Blvd. Suite E Granite Bay, CA 95746
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

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SHEET TITLE:

STRUCTURAL DETAILS

SHEET NUMBER:

S-1.1

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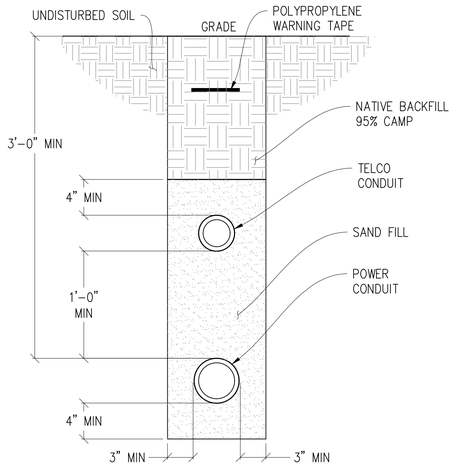
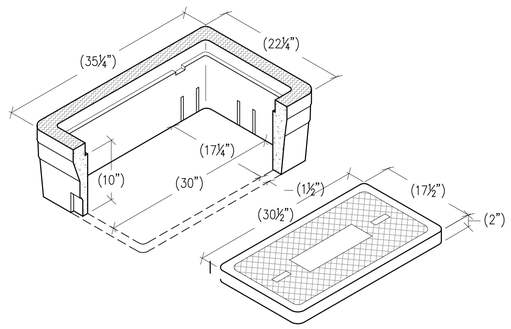
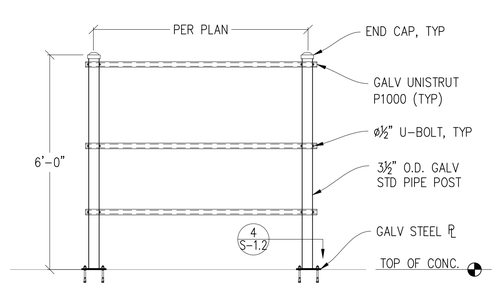


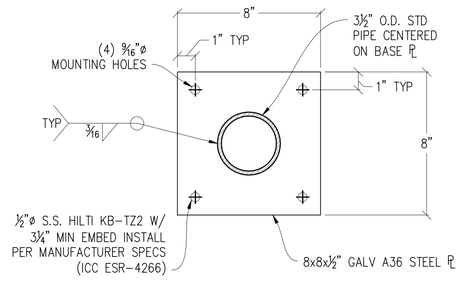
1 CONDUIT TRENCH DETAIL
1½"=1'-0"



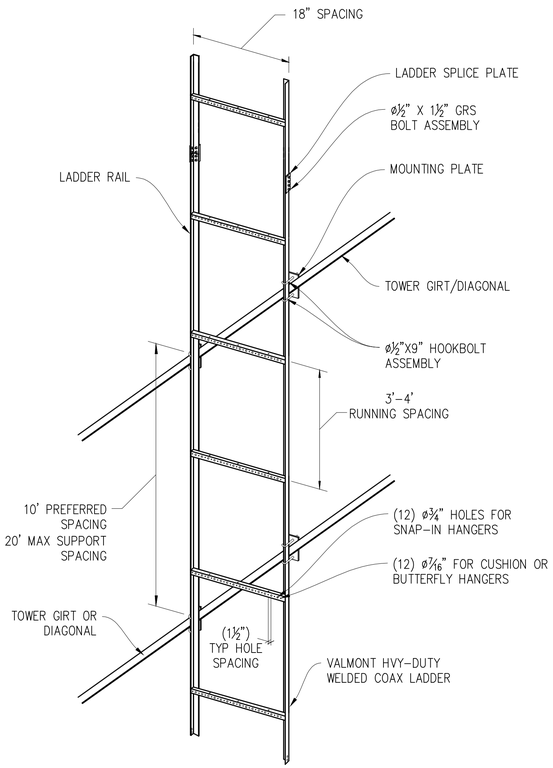
2 P36 SPLICE BOX
1"=1'



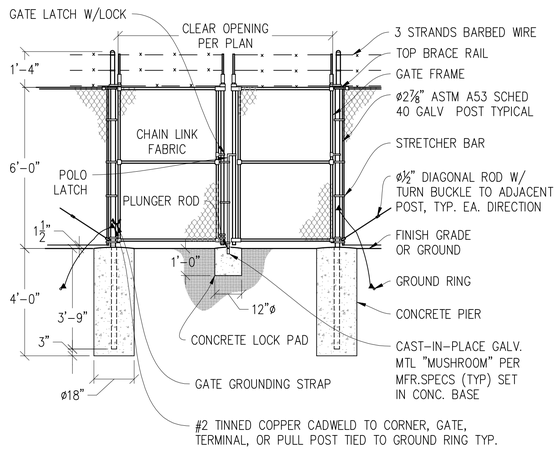
3 H-FRAME DETAIL
½"=1'-0"



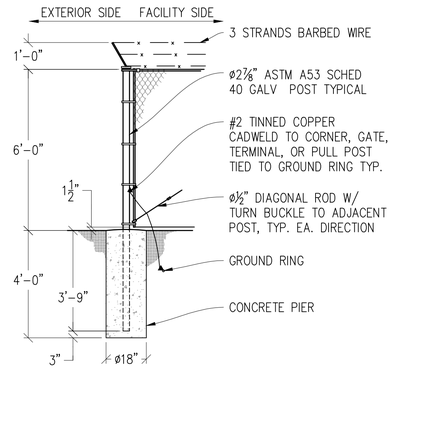
4 H-FRAME BASE PLATE
3"=1'-0"



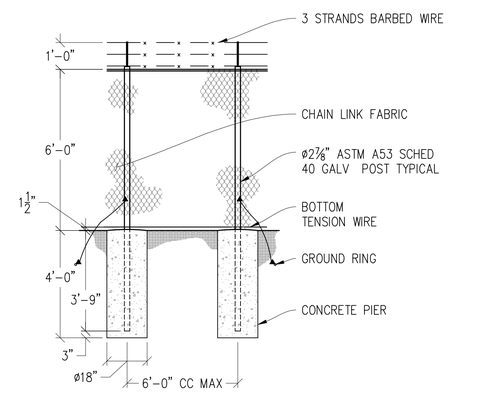
5 CABLE LADDER TO TOWER
NOT TO SCALE



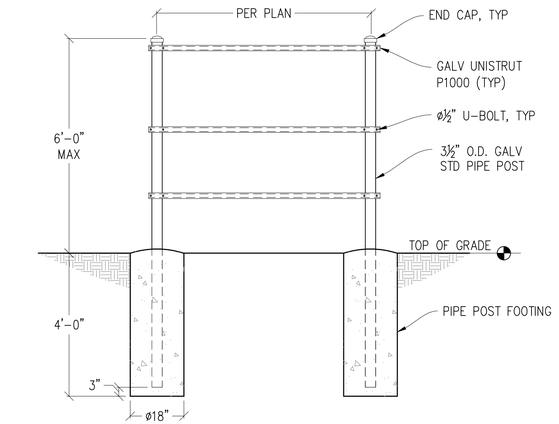
6 DOUBLE GATE DETAIL
⅜"=1'-0"



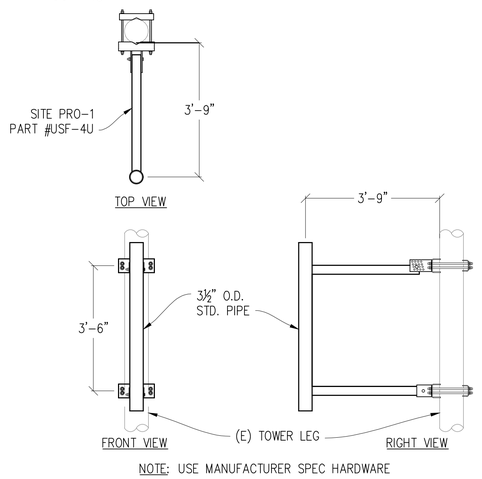
7 CORNER POST DETAIL
⅜"=1'-0"



8 LINE POST DETAIL
⅜"=1'-0"

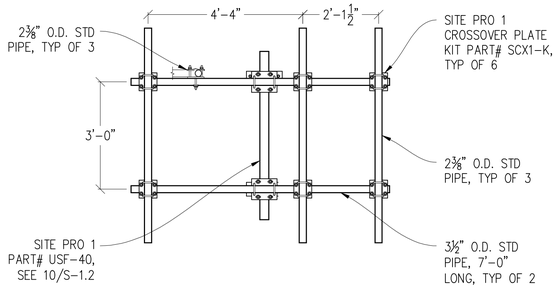


9 H-FRAME DETAIL
½"=1'-0"



NOTE: USE MANUFACTURER SPEC HARDWARE

10 TOWER MOUNTING BRACKET
½"=1'-0"



FRONT VIEW

11 ANTENNA MOUNT
½"=1'-0"

Issued For:

ELON

5100 PHILLIP ROAD
ROSEVILLE, CA 95747

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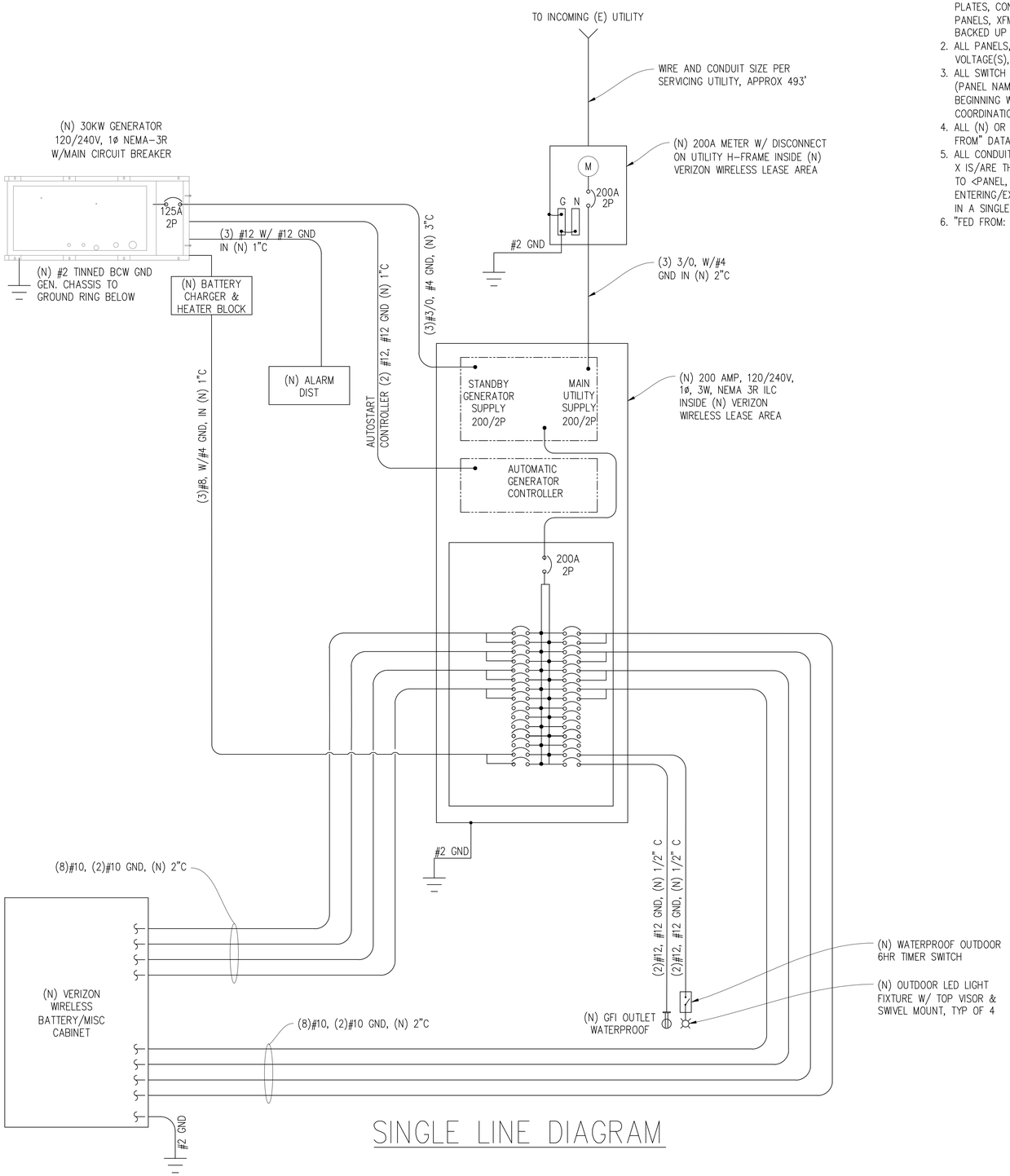

SINGLE LINE DIAGRAM

ELECTRICAL LABELING REQUIREMENTS

1. CONTRACTOR SHALL LABEL ALL ELECTRICAL DEVICES INSTALLED OR ALTERED PURSUANT TO THIS CONTRACT PER THE FOLLOWING. LABELS SHALL BE PERMANENT BLACK ON WHITE PEEL & STICK LABEL MAKER TYPE FOR ALL SWITCH & OUTLET PLATES, CONDUITS AND CEILING FIXTURES, AND SHALL BE PHENOLIC TAG TYPE FOR PANELS, XFMR's, PULL BOXES, ETC.; PHENOLIC TAGS SHALL BE RED IN COLOR WHERE BACKED UP BY GENERATOR
2. ALL PANELS, XFMR's AND PULL BOXES SHALL BE LABELED WITH DEVICE 'NAME', VOLTAGE(S), RATING FOR XFMR's, AND "FED FROM" DATA.
3. ALL SWITCH & OUTLET PLATES SHALL BE LABELED WITH "FED FROM" CIRCUIT DATA (PANEL NAME & CIRCUIT#); ALL GANG SWITCHES SHALL BEAR SWITCH NUMBERS BEGINNING W/#1 ON LEFT OF THE MAIN LIGHTING SWITCH FOR EACH ROOM FOR COORDINATION W/FIXTURE LABELS.
4. ALL (N) OR RETROFITTED LIGHTING FIXTURES SHALL BE LABELED WITH THE "FED FROM" DATA (SWITCH#)
5. ALL CONDUITS EXITING A PANEL BOARD SHALL BE LABELED "CIRCUIT(S) 'X'..." WHERE X IS/ARE THE BREAKER#(S). CONDUITS EXITING XFMR'S SHALL BE LABELED "FEEDER TO <PANEL, DEVICE>", E.G. "FEEDER TO PANEL <panel name>. CONDUITS ENTERING/EXITING A ROOM OR FLOOR SHALL BE LABELED AT THE ENTRY & EXIT (OR IN A SINGLE LOCATION IF OBVIOUS) W/"FED FROM..." & "TO PANEL/XFMR/..."DATA.
6. "FED FROM: DATA = <panel name> <brkr#> EG: "PANEL X/1,3,5")

ELECTRIC LEGEND

- (M) METER
- CIRCUIT BREAKER
- SERVICE GROUND
- WIRED CONNECTION
- TIMER SWITCH, WATERPROOF
- OUTDOOR LIGHT
- GFI OUTLET, WATERPROOF

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE 2022 CEC AS WELL AS ALL ADOPTED STANDARDS, APPLICABLE STATE AND LOCAL CODES.
2. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, CONDUCTORS, PULL BOXES, TRANSFORMER PADS, POLE RISERS, AND PERFORM ALL TRENCHING AND BACKFILLING REQUIRED IN THE PLANS.
3. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED AND PROCURED PER PLAN SPECIFICATIONS.
4. ALL CIRCUIT BREAKERS, FUSES, AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTION RATING NOT LESS THAN THE MAXIMUM SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED WITH A MINIMUM OF 10,000 A.I.C. OR AS REQUIRED.
5. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
6. ELECTRICAL WIRING SHALL BE COPPER #12 AWG MIN WITH TYPE THHN, THWN-2 OR THW-2, INSULATION RATED FOR 90°C DRY OR 70°C WET.
7. ALL OUTDOOR EQUIPMENT SHALL HAVE NEMA 3R ENCLOSURE.
8. ALL BURIED WIRE SHALL RUN THROUGH SCHEDULE 40 PVC CONDUIT UNLESS OTHERWISE NOTED.
9. A GROUND WIRE IS TO BE PULLED IN ALL CONDUITS.
10. WHERE ELECTRICAL WIRING OCCURS OUTSIDE A STRUCTURE AND HAS THE POTENTIAL FOR EXPOSURE TO WEATHER, WIRING SHALL BE IN WATERTIGHT GALVANIZED RIGID STEEL OR FLEXIBLE CONDUIT.
11. WHERE PLANS CALL FOR A NEW ELECTRICAL SERVICE, PRIOR TO SUBMITTING BID, CONTRACTOR SHALL VERIFY PLAN DETAILS WITH THE UTILITY'S SERVICE PLAN & REQ'MTS INCLUDING SERVICE VOLTAGE, METER LOCATION, MAIN DISCONNECTING MEANS, AND AIC REQ'MT, AND SHALL OBTAIN CLARIFICATION FROM THE PROJECT ENGINEER ON ANY DEVIATIONS FOUND IN THESE PLANS.
12. WHERE THESE PLANS SHOW A DC POWER PLANT, THE INSTALLATION OPERATING AT LESS THAN 50 VDC UNGROUNDED, 2-WIRE, SHALL COMPLY WITH ARTICLE 720, AS FOLLOWS:
    A. POWER PLANT SHALL BE SUPPLIED BY THE WIRELESS CARRIER AS A PULL-TAG ITEM AND INSTALLED BY THE CONTRACTOR.
    B. CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG COPPER MIN, CONDUCTORS FOR BRANCH CIRCUITS SUPPLYING MORE THAN ONE APPLIANCE SHALL BE 10 AWG CU MIN; CONTRACTOR SHALL SIZE CONDUCTORS BASED ON MFGR'S DATA FOR THE APPLIANCES SERVED.
    C. THERE ARE NO DC RECEPTACLES OR LUMINARIES ALLOWED ON THIS PROJECT. ALL CIRCUITS SHALL ORIGINATE AT AN INTEGRATED DOUBLE LUG TAP OR SOCKET TERMINATION ON AN INTEGRATED DC CIRCUIT BREAKER AT AN INDIVIDUAL RECTIFIER MODULE AND TERMINATE AT THE SPECIALIZED LUG ON THE RESPECTIVE APPLIANCE AS A SINGLE RUN OF WIRE WITHOUT SPLICES. ALL DC WIRING SHALL BE LABELED AT THE DC PLANT WITH THE APPLIANCE SERVED AND THE DC VOLTAGE.
    D. ALL CABLING SHALL BE INSTALLED IN A NEAT AND WORKMAN LIKE MANNER AND SUPPORTED BY BUILDING STRUCTURE, EG. (N) CABLE TRAY OVERHEAD, IN SUCH A MANNER THAT THE CABLE WILL NOT BE DAMAGED BY NORMAL USE.

NEW PANEL SCHEDULE

NAMEPLATE : PANEL A			SC LEVEL : 65,000				VOLTS: 120V/240V, 1ø		
LOCATION : OUTSIDE							BUS AMPS: 200A		
MOUNTING : H-FRAME							MAIN CB: 200A		
ØA	ØB							ØA	ØB
LOAD VA	LOAD VA	LOAD DESCRIPTION	BKR AMP/ POLE	CIRCUIT NO		BKR AMP/ POLE	LOAD DESCRIPTION	LOAD VA	LOAD VA
1320		(N) BATTERY/MISC CABINET	30/2	1	2	30/2	(N) BATTERY/MISC CABINET	1320	
	1320	" "	" "	3	4	" "	" "		1320
1320		" "	30/2	5	6	30/2	" "	1320	
	1320	" "	" "	7	8	" "	" "		1320
1320		" "	30/2	9	10	30/2	" "	1320	
	1320	" "	" "	11	12	" "	" "		1320
1320		" "	30/2	13	14	30/2	" "	1320	
	1320	" "	" "	15	16	" "	" "		1320
		BLANK	–	17	18	–	BLANK		
		" "	–	19	20	–	" "		
		" "	–	21	22	–	" "		
		" "	–	23	24	–	" "		
1000		BLOCK HEATER	20/1	25	26	–	" "		
	300	BATTERY CHARGER	20/1	27	28	20/1	LIGHT		300
		BLANK	–	29	30	20/1	GFI RECEPTACLE	180	
6280	5580	PHASE TOTALS					PHASE TOTALS	5460	5580
TOTAL VA =	22900	TOTAL AMPS =	95						

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ELECTRICAL PLAN

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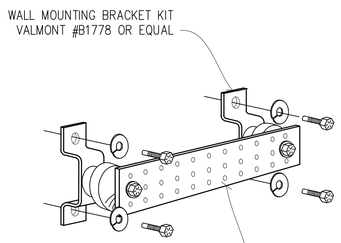
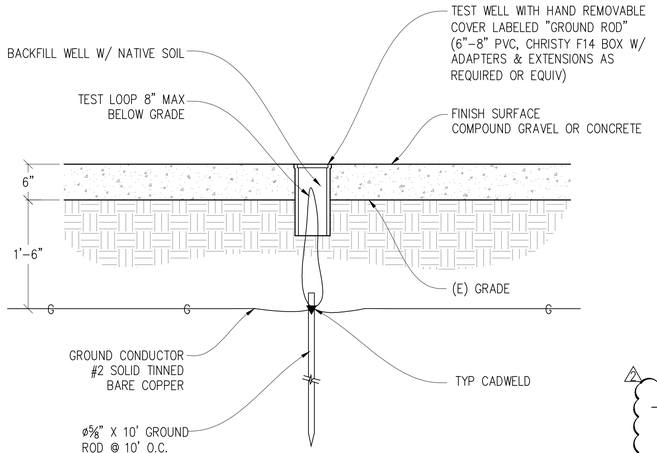


1 GROUND BUSS DETAIL

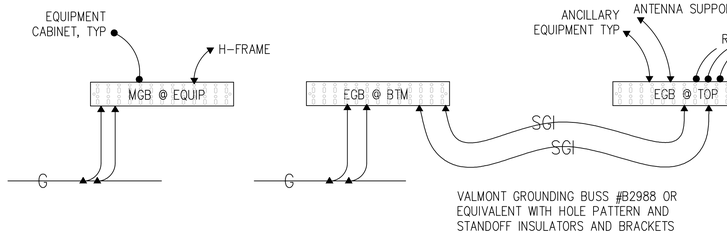
NOT TO SCALE



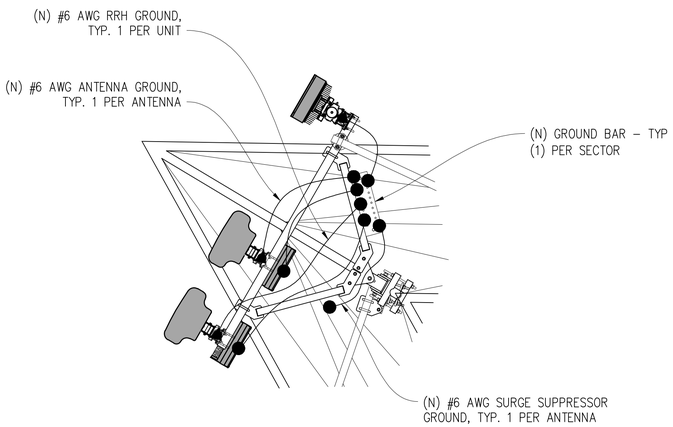
2 TEST WELL DETAIL

1"=1'

NOTE: THE GROUND ELECTRODE SYSTEM SHALL CONSIST OF DRIVEN GROUND RODS. THE GROUND RODS SHALL BE ⅝" X 10' COPPER CLAD STEEL SPACED AT 10' INTERVALS MAX. RODS SHALL BE INTERCONNECTED WITH #2 SOLID TINNED BARE COPPER GROUND WIRE BURIED A MINIMUM 18" BELOW GRADE. AN ONSITE INSPECTION BY THE OWNER SHALL BE REQUIRED PRIOR TO ANY BACKFILL.



VALMONT GROUNDING BUSS #B2988 OR EQUIVALENT WITH HOLE PATTERN AND STANDOFF INSULATORS AND BRACKETS



TYPICAL ANTENNA GROUNDING PLAN

GROUNDING LEGEND

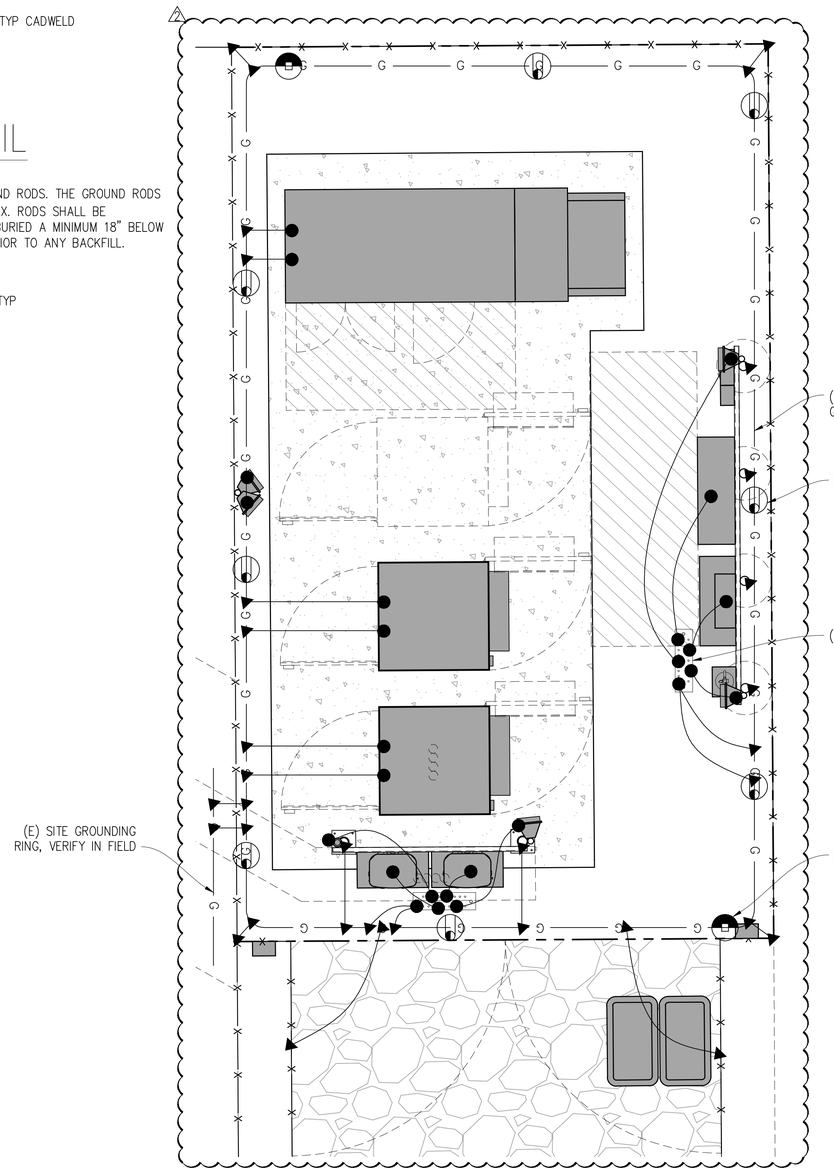
- MECHANICAL CONNECTION
- EXOTHERMIC CADWELD
- TYP. CADWELD INSPECTION WELL
- TYP ⅝" DIA. X 10'-0" LONG COPPER CLAD GROUND ROD @ 10' O.C. MAX & 18" MIN BELOW FINISH GRADE
- GATE GROUNDING STRAP
- G — TYP #2 TINNED BCW UNDERGROUND GND RING @ 18" MIN BELOW FINISH GRADE
- SGI — GROUND WIRE #2 STRANDED GREEN INSULATED WIRE

GROUNDING NOTES

1. GROUNDING SHALL COMPLY WITH CEC ARTICLE 250.
2. USE #2 COPPER STRANDED WIRE WITH GREEN COLOR INSULATION FOR ABOVE GRADE GROUNDING (UNLESS OTHERWISE SPECIFIED) AND #2 SOLID TINNED BARE COPPER WIRE FOR BELOW GRADE GROUNDING AS INDICATED ON THE DRAWING.
3. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
4. EXPOSED GROUNDING CONNECTIONS SHALL BE MADE WITH BURNDY HYGROUND COMPRESSION TYPE CONNECTORS OR EXOTHERMIC WELDS AS SPECIFIED IN THE PLANS.
5. CONNECTIONS TO EQUIPMENT SHALL BE MADE USING STAINLESS STEEL HARDWARE.
6. APPLY BUTYL & ELECTRICAL TAPE OVER COLD SHRINK AT ALL LOCATIONS FOR WEATHER PROOFING OVER COAX GROUND KITS.
7. CONNECTIONS TO GROUND BARS SHALL BE MADE WITH TWO HOLE COMPRESSION TYPE COPPER LUGS WITH STAR WASHERS AND NO-OX OR EQUIVALENT PLACED BETWEEN CONNECTOR AND GROUND BAR.
8. ROUTE GROUNDING CONDUCTORS ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE, EXCEPT AS OTHERWISE INDICATED. GROUNDING LEADS SHOULD NEVER BE BENT AT RIGHT ANGLES. ALWAYS MAKE A 12" RADIUS BEND, HOWEVER, #6 WIRE CAN BE BENT AT A 6" RADIUS WHEN NECESSARY.
9. THE SYSTEM GROUND RESISTANCE MUST BE 10 OHMS OR LESS. TO ACHIEVE THIS LEVEL OF RESISTANCE THE CONTRACTOR SHALL PURSUE ONE OF THE FOLLOWING FOUR OPTIONS:

   A. CONNECT TO EXISTING GROUNDING SYSTEMS
   B. CONNECT TO BUILDING STEEL COLUMNS
   C. INSTALL A NEW GROUNDING SYSTEM

   UPON COMPLETION OF THE GROUNDING INSTALLATION THE CONTRACTOR SHALL EMPLOY AN OWNER APPROVED 3RD PARTY TO CONDUCT A "FALL OF POTENTIAL" TEST AND SUBMIT A REPORT OF SUCH TEST FOR APPROVAL TO EITHER THE OWNER OR CONSTRUCTION MANAGER.



EQUIPMENT GROUNDING PLAN

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GROUNDING PLANS & DETAILS

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EXHIBIT C

DESCRIPTION OF FREQUENCY BAND
LISTING OF LICENSEE'S EQUIPMENT

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EXHIBIT C

DESCRIPTION OF FREQUENCY BAND
LISTING OF LICENSEE'S EQUIPMENT

Tower Equipment:

(4) Ericsson AIR6419 – 3700-3980MHz
(4) Ericsson 4408 B48 / KRE105281/1 – 3550-3700MHz
(4) JMA MX06FRO640-02 – 698-806MHz, 1920-2200MHz
(4) JMA MX06FRO660-02 – 698-894MHz, 1695-2180MHz
(4) Ericsson 4490
(4) Ericsson 4890
(6) Hybrid Cables
(2) Surge Suppressors

Ground Equipment:

(2) Surge Suppressors on H-Frame
(1) GPS
(3) Equipment Cabinets
(1) 30KW Diesel Generator
(1) Ice Bridge
(1) H-Frame with telco box, ciena, 200A ILC, 200A meter with disconnect, SES lockbox, and fire extinguisher.

Certificate Of Completion

Envelope Id: A8426122-DE5E-40E6-8E23-549AB5FB30FE
Status: Completed
Subject: Complete with Docusign: Verizon-2100914ElonCELLTOWER.pdf
Source Envelope:
Document Pages: 43
Signatures: 1
Envelope Originator:
Certificate Pages: 5
Initials: 0
Tanya Turner-Belton
AutoNav: Enabled
Tanya.Turner-Belton@VerizonWireless.com
EnvelopeId Stamping: Enabled
IP Address: 137.188.108.55
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Record Tracking

Status: Original
6/24/2025 2:37:35 PM
Holder: Tanya Turner-Belton
Tanya.Turner-Belton@VerizonWireless.com
Location: DocuSign

Signer Events	Signature	Timestamp
Rommel Angeles rommel.angeles@verizonwireless.com AVP - Network Security Level: Email, Account Authentication (None)	Signed by: Rommel Angeles CB0404E9DCBB429... Signature Adoption: Pre-selected Style Using IP Address: 69.78.1.237	Sent: 6/24/2025 2:45:01 PM Viewed: 6/25/2025 4:06:20 AM Signed: 6/25/2025 4:06:35 AM

Electronic Record and Signature Disclosure:
Accepted: 6/25/2025 4:06:20 AM
ID: f286e386-4b46-4ea7-99e5-9beea5ad60bc

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Balvinder Mal balvinder.mal@verizonwireless.com Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 6/24/2025 2:45:00 PM Viewed: 6/24/2025 4:04:39 PM
Melissa Vios melissa.vios@epicwireless.net Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 6/24/2025 2:45:00 PM Viewed: 6/24/2025 2:45:32 PM
Reena Yuba ryuba@mcguirewoods.com Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 6/24/2025 2:45:00 PM

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/24/2025 2:45:00 PM
Certified Delivered	Security Checked	6/25/2025 4:06:20 AM
Signing Complete	Security Checked	6/25/2025 4:06:35 AM
Completed	Security Checked	6/25/2025 4:06:35 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

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From time to time, VBG Network Real Estate (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: tricsha.fatakia@verizonwireless.com

To advise VBG Network Real Estate of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at tricsha.fatakia@verizonwireless.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to tricsha.fatakia@verizonwireless.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to tricsha.fatakia@verizonwireless.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify VBG Network Real Estate as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by VBG Network Real Estate during the course of your relationship with VBG Network Real Estate.

Notice of Exemption

To: Placer County Clerk
Recorder's Office
2954 Richardson Drive
Auburn, CA 95603

From: City of Roseville
Development Services Dept.
311 Vernon Street
Roseville, CA 95678

Project Title: 5100 Phillip Road Cell Tower - Standard Tower Attachment License Agreement

Project Location(s): 5100 Phillip Road (APN 017-101-023-000), Roseville, California 95747.

Project Description: This project would allow for the approval of a cell tower standard tower license agreement with Sacramento-Valley limited partnership dba Verizon Wireless to co-locate on the City's current public safety radio communication site. The co-location would involve Verizon Wireless installing its own equipment on the existing communication tower to improve Verizon's cell coverage in West Roseville. The project would involve a one-time payment and recurring monthly rent. All equipment would be installed on the existing tower and would not result in any increase in new or unplanned growth.

Public Agency Approving Project: Roseville City Council

Agency/Individual Carrying Out Project: City of Roseville Public Works Department

Reason why this Project is Exempt: This project qualifies for a Class 1 Exemption as described in Section 15301 of the California Environmental Quality Act (CEQA) guidelines which states:

> "Class 1 consists of the …licensing [and] minor alteration of existing public…structures, facilities, [or] mechanical equipment…involving negligible or no expansion of existing or former use…. Examples include but are not limited to: (b) Existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utilities services…"

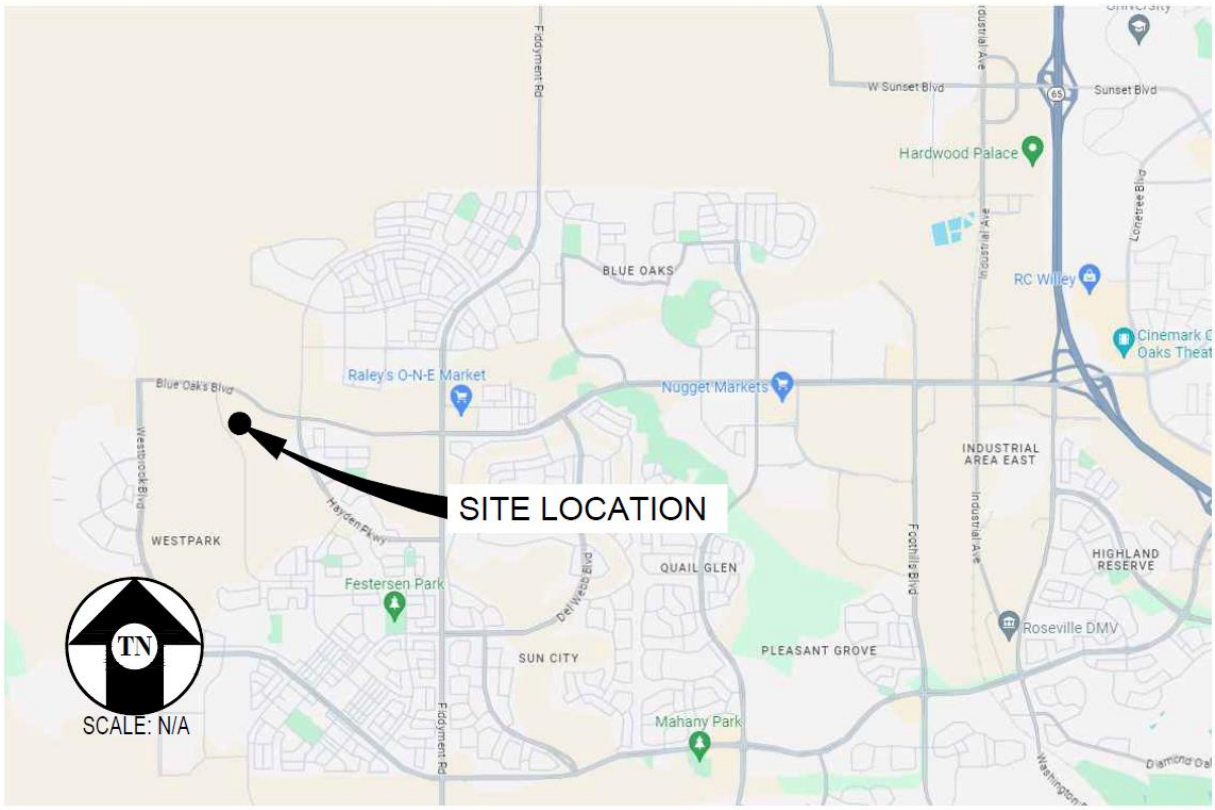
The project is confined to within the existing City-owned communication tower and would not result in expansion of use. No environmentally sensitive resources are located within or near the property; therefore the Class 1 exemption is applicable to the proposed project.

Lead Agency Contact Person: Christian Barajas, Information Technology Department, (916) 774-5431.

Signature: Jessica Lynch Date: 7/21/2025

Jessica Lynch, Environmental Coordinator,
City of Roseville

VICINITY MAP



Verizon Project - Elon - 5100 Phillip Road, Roseville

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.10
File #: 0600-02
Item ID: 2025-468

Title:	American Public Power Association Board Meeting - Out-of-Country Travel Approval
Contact:	Cara Moore 916-774-5636 crmoore@roseville.ca.us

SUMMARY

Staff recommends approval of out-of-country travel for one Roseville Electric Utility Department staff member to attend the American Public Power Association Executive Committee and Board meetings in Montreal, Canada. Costs related to travel, airfare, lodging, and per diem are estimated to be $3,000. Funds are available in the Electric Department FY2025-26 budget in the Electric Fund.

RECOMMENDATION

Staff recommends that the City Council approve an out-of-country travel request for one Roseville Electric Utility Department staff member to attend the American Public Power Association (APPA) Executive Committee and Board meetings in Montreal, Canada.

BACKGROUND

In June of this year, a staff member of Roseville Electric Utility was elected to the Vice Chair role of the American Public Power Association (APPA). APPA is the voice of not-for-profit, community-owned utilities that power 2,000 towns and cities nationwide. The organization represents public power before the federal government to protect the interests of the more than 49 million people that public power utilities serve, and the 96,000 people they employ. APPA advocates and advises on electricity policy, technology, trends, training, and operations. APPA also works to shape the future of public power to drive a new era of community-owned electric service, and partners with members to promote public power, helping community-owned utilities deliver superior services through joint advocacy, education, and collaboration.

APPA is holding an Executive Committee Meeting and Board meeting in Montreal, Canada. Montreal was a former member of the APPA, though currently is not. There are 10 regions of APPA, including the islands of Guam and Puerto Rico. From the West Coast, Montreal is comparable to flying to Washington D.C.

Participation in these meetings, and serving on this board and executive committee, has benefited the City through participation and representation on the Electricity Sub-sector Coordinating Council, which is the principal liaison between the federal government and the electric power industry. This is also how Roseville was able to secure the hosting of the APPA National Lineworkers Rodeo, which brought great economic benefit to the City and surrounding areas.

FISCAL IMPACT

Costs related to travel, airfare, lodging, and per diem are estimated to be $3,000. Funds are available in the Electric Department FY2025-26 budget in the Electric Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct

or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Approval of out-of-country travel meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

3. Enhance economic vitality
4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Cara Moore, Administrative Assistant

Daniel Beans, Electric Utility Director

ATTACHMENTS:

REVIEWERS:

Cara Moore, Electric Department - All	Created/Initiated - 7/16/2025
Joanna Cucchi, Electric Department - Financial & Administrative	Approved - 7/21/2025
Daniel Beans, Electric Department - All	Approved - 7/21/2025
Gretchen Hakala, City Attorney Department	Approved - 7/22/2025
Katrina Six, City Clerk Department	Approved - 7/22/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/23/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/24/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/24/2025
Katrina Six, City Clerk Department	Final Approval - 7/24/2025

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.11
File #: 0704
Item ID: 2025-469

Title:	Rocky Ridge Road Landscape Improvement Project - Approval of Plans and Specifications and Authorize Staff to Call for Bids
Contact:	Josh Cervantes 916-746-1233 jrcervantes@roseville.ca.us

SUMMARY

Staff recommends approval of the plans and specifications for the Rocky Ridge Road Landscape Improvement Project and authorization to call for bids. The project scope includes new planting, irrigation and a dry creek bed. The project is estimated to cost $1,215,000 and is funded by the FY2022-23 General Fund year-end budget surplus, through the Rocky Ridge/Cirby Streetscape and Sunrise Greenway Improvements Capital Improvement Project.

RECOMMENDATION

Staff recommends that the City Council approve the plans and specifications for the Rocky Ridge Road Landscape Improvement Project and authorize staff to call for bids.

BACKGROUND

The Rocky Ridge Road Landscape Improvement Project stretches between Strauch Drive and South Cirby Way and is the second phase of a larger streetscape corridor improvement effort to ensure all areas within the City of Roseville are aesthetically pleasing and maintained at a consistent service level equal to other areas.

The first phase consisted of improvements in the S. Cirby medians between Champion Oaks Drive and Old Auburn Road. A new “Welcome to Roseville” sign is being developed and will be installed once the design and fabrication is completed.

The other streetscape corridors identified for enhancement and renovation include:

- South Cirby Way – between Old Auburn and Sunrise Boulevard
- Sunrise Greenway – Between Sacramento County line and Cirby Way

Improvements to the 5.8-acre Rocky Ridge streetscape will include, at a minimum, the purchase and installation of new water-conserving plantings, replacement of outdated irrigation equipment with new drip irrigation equipment, bark mulch and a cobbled dry creek with decorative boulders.

Bids are scheduled to be opened in September 2025 with plans to return to Council for contract award thereafter. The project estimate is $1,215,000.

FISCAL IMPACT

The project is estimated to cost $1,215,000 and is funded by the FY2022-23 General Fund year-end

budget surplus, through the Rocky Ridge/Cirby Streetscape and Sunrise Greenway Improvements Capital Improvement Project.

ENVIRONMENTAL REVIEW

The proposed project involves the minor alteration of an existing facility and the in the condition of the land, water, and or vegetation which will not remove healthy, mature scenic trees. This activity is categorically exempt from CEQA as a Class 1 and Class 4 Exemption (State CEQA Guidelines Sections15301 and 15304). The Exemption has been prepared and no further CEQA action is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

1. Ensure a safe and healthy community
4. Invest in well-planned infrastructure and growth
5. Support community engagement and advocacy
6. Deliver exceptional City services

Respectfully Submitted,
Josh Cervantes, Park Development Project Manager

Jill Geller, Parks Recreation and Libraries Director

ATTACHMENTS:

1. Project Plans
2. Project Manual
3. Vicinity Map
4. Notice of Exemption

REVIEWERS:

Josh Cervantes, Parks, Recreation, and Libraries Department - Park Development	Created/Initiated - 7/10/2025
Tara Gee, Parks, Recreation, and Libraries Department - Park Development	Approved - 7/14/2025
Jill Geller, Parks, Recreation, and Libraries - All	Approved - 7/17/2025
Gretchen Hakala, City Attorney Department	Approved - 7/18/2025
Katrina Six, City Clerk Department	Approved - 7/21/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/21/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/24/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/25/2025
Katrina Six, City Clerk Department	Final Approval - 7/25/2025

GENERAL NOTES:

1. LANDSCAPE IMPROVEMENTS TO BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF ROSEVILLE, CA STANDARD SPECIFICATIONS LATEST EDITION. IMPROVEMENTS ARE ALSO TO BE IN COMPLIANCE WITH CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS LATEST EDITION, WHERE APPLICABLE. ALL WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF ROSEVILLE, CA.

2. DESIGN: THE DRAWINGS HEREIN REPRESENT A GENERAL DESIGN TO BE IMPLEMENTED ON THE SITE DEPICTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY TO CLARIFY PLAN DETAILS RELATED TO SITE OR CONSTRUCTION DETAILS RELATED TO THE SITE OR CONSTRUCTION DETAILS NECESSARY FOR PROJECT COMPLETION.

3. COORDINATION: CONTRACTORS SHALL COORDINATE INSTALLATION AND SCHEDULING WITH THAT OF CITY'S REPRESENTATIVE AND OTHER CONTRACTORS EFFICIENTLY AND IN A TIMELY MANNER, ENSURING THE PROJECT COMPLETION IS UNIMPEDED AND INSTALLED CORRECTLY. THE CITY REPRESENTATIVE TO BE CONTACTED DIRECTLY AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO BEGINNING WORK.

4. BIDDING INFORMATION: SEE PROJECT SPECIFICATIONS, SPECIAL PROVISIONS, GENERAL REQUIREMENTS, AND TECHNICAL SPECIFICATIONS FOR CONTRACTOR RESPONSIBILITIES RELATED TO BIDDING INFORMATION AND SITE VISITS PRIOR TO BID SUBMITTAL.

5. SITE CONDITIONS: SEE PROJECT SPECIFICATIONS FOR CONTRACTOR RESPONSIBILITIES RELATED TO SITE CONDITIONS. CONTRACTOR TO EXAMINE EXISTING CONDITIONS OF SITE. IN THE EVENT THAT ON-SITE CONDITIONS DIFFER FROM CONDITIONS DEPICTED ON PLANS AND WILL IMPACT THE INSTALLATION PROCESS, THE CONTRACTOR WILL SUBMIT THESE FINDINGS TO THE CITY IN WRITING PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF THE EXISTING SITE CONDITIONS.SHOWN HEREIN ARE SUPERIMPOSED OVER DATA PROVIDED TO THE LANDSCAPE ARCHITECT BY OTHER SOURCES. THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR THE CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS RELATED TO THIS DATA. THE BASE INFORMATION IS PROVIDED AS AN AID ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND ACCOMMODATING ANY DISCREPANCIES.

6. BASE INFORMATION PROVIDED BY:

   CITY OF ROSEVILLE
   316 VERNON STREET
   ROSEVILLE, CA 95678
   PHONE: (916) 772-7529

7. UTILITIES SHOWN HAVE BEEN PLOTTED FROM RECORD INFORMATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH UNDERGROUND SERVICE ALERT (U.S.A.) TO DETERMINE, IN THE FIELD, THE LOCATION OF ALL UNDERGROUND UTILITIES DURING CONSTRUCTION, CONTRACTOR SHALL PROTECT AND USE EXTREME CAUTION WHEN EXPOSING AND/OR WORKING NEAR EXISTING UTILITIES.

8. UTILITY COMPANIES ARE MEMBERS OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ON-CALL PROGRAM. THE CONTRACTOR AND ANY SUBCONTRACTORS SHALL CONTACT U.S.A. AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO BEGINNING WORK. ONLY EXCAVATIONS WILL REVEAL ACTUAL TYPES, LOCATIONS, SIZES AND DEPTHS OF UNDERGROUND UTILITIES. THE CITY OF MODESTO ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF9. UNDERGROUND UTILITIES OR OF BURIED EXISTING OBJECTS AND UTILITIES NOT SHOWN ON THESE PLANS.

9. THE CONTRACTOR SHALL KEEP A CURRENT SET OF DRAWINGS ON SITE AT ALL TIMES WITH DEVIATIONS FROM ORIGINAL PLANS AND SPECIFICATIONS NOTED. UPON PROJECT COMPLETION THE CONTRACTOR WILL PROVIDE THE CITY WITH A DIGITAL FORMAT AND HARD COPY COMPLETE SET OF RECORD DRAWINGS.

10. CONTRACTOR SHALL LOCATE AND PRESERVE ALL SURFACE AND SUB-SURFACE FACILITIES WHICH MAY BE IN THE WORKING AREA.

LAYOUT NOTES:

1. MANUFACTURER NAMED ITEMS ARE FOR STANDARD OF REFERENCE AND DO NOT NECESSARILY LIMIT SUPPLY TO NAMED MANUFACTURERS.

2. CONTRACTOR SHALL EXAMINE RELATED WORK AND SURFACES BEFORE STARTING WORK OF THIS SECTION AND SHOULD REPORT TO THE CITY IN WRITING ANY CONDITIONS WHICH WILL PREVENT THE PROPER PROVISION OF THIS WORK. BEGINNING THE WORK OF THIS SECTION WITHOUT REPORTING UNSUITABLE CONDITIONS CONSTITUTES ACCEPTANCE OF CONDITIONS. ANY REQUIRED REMOVAL, REPAIR OR REPLACEMENT OF THIS WORK CAUSED BY UNSUITABLE CONDITIONS SHALL BE DONE AT NO ADDITIONAL COST TO THE CITY.

3. ALL EARTHWORK, GRADING AND SOIL DELIVERY/REMOVAL IS TO BE PROVIDED BY THE CONTRACTOR, IF APPLICABLE.

4. ALL CONCRETE FINISHES SHALL BE VERIFIED WITH CITY REPRESENTATIVE PRIOR TO INSTALLATION PER PROJECT SPECIFICATIONS.

SOIL QUANTITY:

1. THIS PROJECT HAS BEEN DESIGNED TO BALANCE CUT AND FILL.

CITY OF ROSEVILLE GENERAL NOTES:

1. THIS PROJECT SHALL CONFORM TO THE APPROVED PLANS AND THE PARKS CONSTRUCTION STANDARDS, LATEST EDITION.

2. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO STARTING WORK. THESE PERMITS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   2.1. APPROVED TRAFFIC CONTROL PLAN
   2.2. APPROVED ENCROACHMENT PERMIT

UTILITY REPRESENTATIVES

UTILITY	COMPANY	CONTACT	PHONE
U.S.A	-	-	1.800.642.2444
GAS	PG&E	JEANETTE JOHNSON	530.883.3147
ELECTRICITY	ROSEVILLE ELECTRIC	KEITH LITTS	916.580.9405
TELEPHONE	ROSEVILLE TELEPHONE	GEORGE DEMPSEY	916.786.4351
WATER	CITY OF ROSEVILLE	SEAN BIGLEY	916.774.5750
SEWER	CITY OF ROSEVILLE	ENVIRONMENTAL UTILITES	916.774.5750
DRAINAGE	DEVELOPMENT SERVICES ENGINEERING	ENGINEERING	916.774.5339
SCALE	COMCAST	KATHY DEAN	916.786.8443

CITY OF ROSEVILLE

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT

ROCKY RIDGE DRIVE
ROSEVILLE, CALIFORNIA, 95661

NOTICE TO PLAN CHECKER:

PROJECT NAME: ROCKY RIDGE IMPROVEMENT PROJECT

PROJECT AREA: 252,000 SQUARE FEET

BUILDING CODE COMPLIANCE:

ALL WORK SHALL CONFORM TO THE FOLLOWING MODEL CODES AND ALL APPLY TO THE MOST UP TO DATE CITY OF ROSEVILLE DESIGN STANDARDS:

2022 CALIFORNIA BUILDING CODE (CBC), WITH CITY OF ROSEVILLE AMENDMENTS
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA MECHANICAL CODE (CMC),
2022 CALIFORNIA PLUMBING CODE (CPC),
2022 CALIFORNIA ELECTRICAL CODE (CEC), WITH CITY OF ROSEVILLE AMENDMENTS
2022 CALIFORNIA ENERGY STANDARDS (CES),
2022 CALIFORNIA FIRE CODE, WITH CITY OF ROSEVILLE AMENDMENTS (RFC).

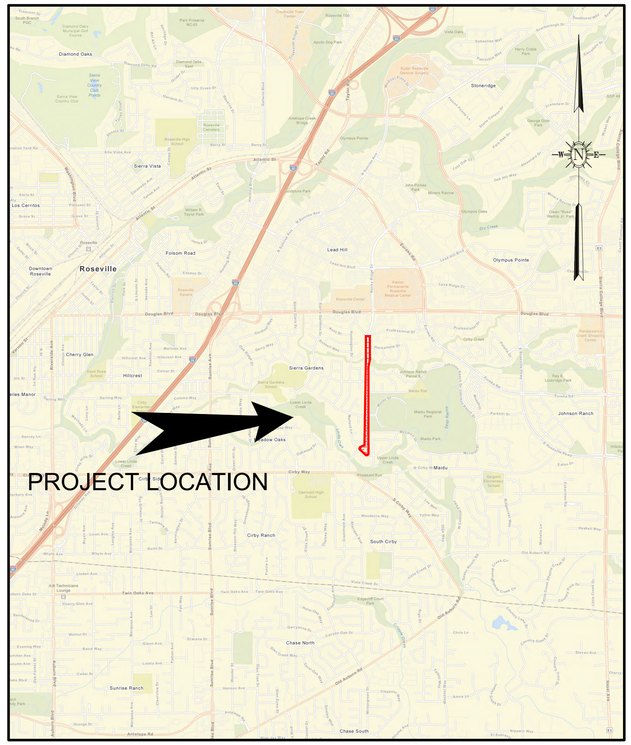
SHEET INDEX:

1 - 3	COVER SHEET/CITY STANDARD NOTES/ KEYMAP
4	SCOPE OF WORK PLAN
5 - 15	EXISTING CONDITIONS PLAN
16 - 30	IRRIGATION PLAN
31 - 43	LANDSCAPE PLAN

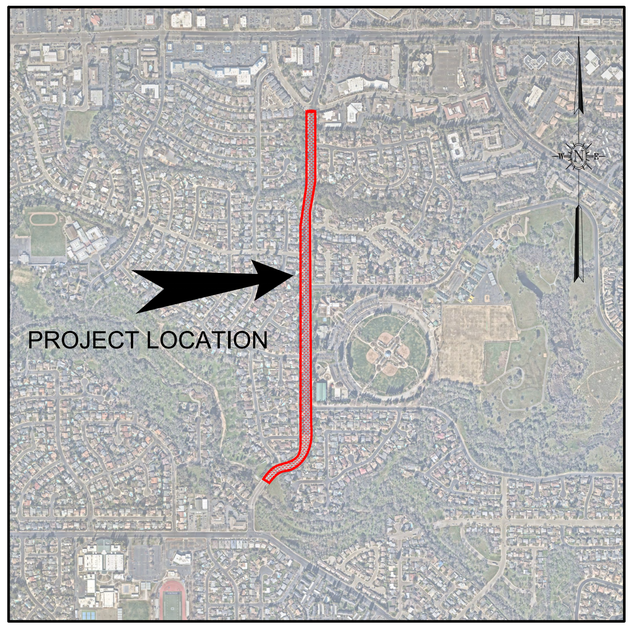
ABBREVIATIONS:

AC	ASPHALT
BC	BACK OF CURB
BOL	BOLLARD
BOW	BACK OF WALK
CATV	CABLE TV BOX
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
COL	COLUMN
C	CONCRETE
DI	DRAINAGE INLET
EB	ELECTRICAL JUNCTION BOX
EP	EDGE OF ASPHALT PAVEMENT
FDC	FIRE DEPARTMENT CONNECTION
FL	FLOWLINE
FNC	FENCE-HEIGHT & TYPE NOTED
FOW	FACE OF WALK
GRD RAIL	GUARD RAIL
GM	GAS METER
LOW	LIMIT OF WORK
GV	GAS VALVE
HV VLT	HIGH VOLTAGE VAULT
LIP	LIP OF GUTTER
MS	CONCRETE MOW STRIP
NG	NATURAL GROUND
PAV	PAVEMENT
PB	PACIFIC BELL
SLB	STREET LIGHT BOX
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MAN HOLE
SW	SIDEWALK
TC	TOP OF CURB
TCDO	TOP OF CURB DRIVE OVER
T 22"	TREE W/ 22" DIAMETER TRUNK
WF	WOOD FENCE-HEIGHT NOTED
WM	WATER METER
WV	WATER VALVE
WVLT	WATER VAULT
NIC	NOT IN CONTRACT
COR	CITY OF ROSEVILLE

VICINITY MAP:



LOCATION MAP:



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PARKS, RECREATION AND LIBRARIES DEPARTMENT

316 VERNON STREET
ROSEVILLE, CA 95678
(916) 746-1758

CWJ-
EN-
BD-

CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 3868
Exp. April 2026
STATE OF CALIFORNIA

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT
ROCKY RIDGE DR, ROSEVILLE, CA, 95661

FOR BIDDING ONLY NOT FOR CONSTRUCTION

COVER SHEET

KEYMAP:

SCALE:

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

C.0

SHEET: 01 OF 43

AIR QUALITY NOTES:

THE FOLLOWING NOTES ARE PROVIDED AS REFERENCE TO APPLICABLE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT ADOPTED RULES AND REGULATIONS. COMPLIANCE WITH ALL APPLICABLE APCD RULES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. AIR QUALITY RULES ARE ENFORCED SOLELY BY THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT.

1. CONSTRUCTION EQUIPMENT EXHAUST EMISSIONS SHALL NOT EXCEED PLACER COUNTY APCD RULE 202 VISIBLE EMISSION LIMITATIONS. OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS ARE TO BE IMMEDIATELY NOTIFIED BY APCD TO CEASE OPERATIONS AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS. (BASED ON APCD RULE 202)

2. THE CONTRACTOR SHALL SUSPEND ALL GRADING OPERATIONS WHEN FUGITIVE DUST EXCEEDS PLACER COUNTY APCD RULE 228 (FUGITIVE DUST) LIMITATIONS. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING AN INDIVIDUAL WHO IS CARB-CERTIFIED TO PERFORM VISIBLE EMISSIONS EVALUATIONS (VEE). THIS INDIVIDUAL SHALL EVALUATE COMPLIANCE WITH RULE 228 ON A WEEKLY BASIS. IT IS TO BE NOTED THAT FUGITIVE DUST IS NOT TO EXCEED 40% OPACITY AND NOT GO BEYOND THE PROPERTY BOUNDARY AT ANY TIME. LIME OR OTHER DRYING AGENTS UTILIZED TO DRY OUT WET GRADING AREAS SHALL NOT EXCEED PLACER COUNTY APCD RULE 228 FUGITIVE DUST LIMITATIONS. OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS WILL BE NOTIFIED BY APCD AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS. ALL PROJECTS IN EXCESS OF 5 ACRES SHALL HAVE AN APPROVED DUST CONTROL PLAN FROM THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT. (BASED ON APCD RULE 228)

3. DURING CONSTRUCTION, TRAFFIC SPEEDS ON ALL UNPAVED SURFACES SHALL BE LIMITED TO 15 MILES PER HOUR OR LESS. (BASED ON APCD RULE 228 / SECTION 401.2)

4. DURING CONSTRUCTION, NO OPEN BURNING OF REMOVED VEGETATION SHALL BE ALLOWED UNLESS PERMITTED BY THE PCAPCD. ALL REMOVED VEGETATIVE MATERIAL SHALL BE EITHER CHIPPED ON SITE OR TAKEN TO AN APPROPRIATE RECYCLING SITE, OR IF A SITE IS NOT AVAILABLE, A LICENSED DISPOSAL SITE. (BASED ON APCD RULE 310)

5. A PERSON SHALL NOT DISCHARGE INTO THE ATMOSPHERE VOLATILE ORGANIC COMPOUNDS (YOC'S) CAUSED BY THE USE OR MANUFACTURE OF CUTBACK OR EMULSIFIED ASPHALTS FOR PAVING, ROAD CONSTRUCTION OR ROAD MAINTENANCE, UNLESS SUCH MANUFACTURE OR USE COMPLIES WITH THE PROVISIONS RULE 217. (BASED ON APCD RULE 217).

6. 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 MAY BE 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. (BASED ON THE CALIFORNIA HEALTH & SAFETY CODE SECTION 39013: (N/A).

EROSION / SEDIMENT CONTROL NOTES:

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED BY OCTOBER 5 OR AS APPROVED BY THE CITY ENGINEER AND SPECIFIED ON THE GRADING PLANS.

2. STRAW BALES SHALL BE STOCKPILED ON SITE AT A RATE OF 1.5 BALES PER ACRE BY SEPTEMBER 25. MEASURES SHALL BE PROVIDED TO KEEP STRAW DRY.

3. ALL SLOPES GREATER THAN 10:1 SHALL BE COVERED WITH BROADCAST STRAW AT A RATE OF 50 BALES OR 4000 POUNDS PER ACRE. FOR SLOPES 4:1 OR STEEPER, STRAW SHALL BE PRESSED IN PLACE. THE ENGINEERING DIVISION SHALL APPROVE OTHER METHODS.

4. SLOPES STEEPER THAN 4:1 AND ADJACENT TO CITY RIGHT OF WAY, FLOOD PLAINS, NATURAL DRAINAGES, PARK LAND OR DESIGNATED OPEN SPACE SHALL BE HYDROSEEDED.

5. ALL BARE AREAS, REGARDLESS OF SLOPE, WITHIN 50 FEET OF NATURAL DRAINAGES SHALL BE COVERED WITH STRAW AND PRESSED IN PLACE.

6. WHERE REQUIRED, BROADCAST SEED SHALL BE APPLIED AS FOLLOWS:

i. BLANDO BROME 12 LBS/ACRE

ii. ROSE CLOVER 9 LBS/ACRE

7. AREAS WITH SANDY, DRY SOIL SHALL BE:

i. ZORRO ANNUAL FESCUE 6 LBS/ACRE

ii. ROSE CLOVER 9 LBS/ACRE

8. 16-20-0 FERTILIZER OR EQUIVALENT SHALL BE APPLIED AT A RATE OF 500 POUNDS PER ACRE. IF HYDROSEEDING/MULCHING IS USED, SEED QUANTITIES SHALL BE INCREASED BY 30 PERCENT.

9. NO GRADING OR TRENCHING, EXCEPT AS REQUIRED FOR EROSION OR SEDIMENT CONTROL, SHALL OCCUR WITHIN 35 FEET FROM THE CENTERLINE OF PERENNIAL AND INTERMITTENT DRAINAGE SWALES BETWEEN OCTOBER 5 AND APRIL 1 EXCEPT AS APPROVED BY THE DEPARTMENT OF FISH AND GAME.

10. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOLLOWING ALL STORMS TO ENSURE THAT ALL MEASURES ARE FUNCTIONING PROPERLY.

11. SEDIMENT AND TRASH ACCUMULATED IN DRAINAGES OR DETENTION BASINS SHALL BE REMOVED AS SOON AS POSSIBLE. IN ADDITION, OIL AND MATERIAL FLOATING ON WATER SURFACE MUST BE SKIMMED WEEKLY AND THE DEBRIS PROPERLY DISPOSED OF.

12. CONSTRUCTION ACTIVITIES OCCURRING BETWEEN OCTOBER 15 AND APRIL 1 SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE OR CAPABLE OF BEING

PLACED WITHIN 24 HOURS. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.

13. THE CONTRACTOR SHALL ESTABLISH A SPECIFIC SITE WITHIN THE DEVELOPMENT FOR MAINTENANCE AND STORAGE OF EQUIPMENT OR ANY OTHER ACTIVITY THAT MAY ADVERSELY CONTRIBUTE TO THE WATER QUALITY OF THE RUNOFF. THIS AREA SHALL HAVE A BERM LOCATED AROUND ITS PERIMETER. THIS AREA SHALL BE RESTORED TO ACCEPTABLE CONDITION UPON COMPLETION OF PROJECT.

14. HYDROSEEDING MAY BE CONSIDERED AS AN ALTERNATIVE TO BROADCAST STRAW SUBJECT TO THE ENGINEERING DIVISION BASED ON A REVIEW OF THE EXISTING SITE CONDITIONS (LOCATION, SLOPES, PROXIMITY TO STREAMS) AND TIME OF YEAR.

GRADING NOTES:

GRADING SHALL CONFORM TO APPENDIX CHAPTER 33 UBC, LATEST EDITION, AND TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT BY . (ENGINEERING DIV. FILE NO. ***308-981***)

2. ALL EROSION CONTROL SHALL BE PLACED AS SPECIFIED ON THESE PLANS OR AS DETERMINED BY THE ENGINEERING DIVISION INSPECTOR.

3. LOTS SHALL BE GRADED WITH A CONSTANT SLOPE ALONG THE FRONTAGE OF THE RIGHT-OF-WAY, FROM BUILDING SETBACK LINE TO BACK OF SIDEWALK. ALL SLOPES STEEPER THAN 4:1 ALONG THIS FRONTAGE SHALL HAVE EROSION NETTING INSTALLED.

4. ALL REAR LOT CORNER ELEVATIONS SHALL BE EQUAL TO OR GREATER THAN THE HIGHEST ADJACENT PAD GRADE UNLESS SPECIFICALLY SHOWN ON THESE PLANS AND APPROVED BY ENGINEERING DIVISION.

5. NON-POTABLE WATER SHALL BE SPRAYED ON ALL EXPOSED EARTH SURFACES DURING CLEARING GRADING, EARTH MOVING, AND OTHER SITE PREPARATION ACTIVITIES. THE EXPOSED EARTH SHALL BE WATERED THROUGHOUT THE DAY TO MINIMIZE DUST.

6. TARPAULINS OR OTHER EFFECTIVE COVERS SHALL BE USED ON ALL STOCKPILED EARTH MATERIAL AND ON HAUL TRUCKS TO MINIMIZE DUST.

7. THE CITY SHALL HAVE THE AUTHORITY TO STOP ALL GRADING OPERATIONS, IF, IN OPINION OF CITY STAFF, INADEQUATE DUST CONTROL MEASURES ARE BEING PRACTICED OR EXCESSIVE WIND CONDITIONS CONTRIBUTE TO FUGITIVE DUST EMISSIONS.

8. ADJACENT STREET FRONTAGES SHALL BE SWEPT AT LEAST ONCE A DAY TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE.

10. CONSTRUCTION SHALL STOP IF CULTURAL RESOURCES ARE SUSPECTED. IT IS POSSIBLE THAT PREVIOUS ACTIVITIES HAVE OBSCURED SURFACE EVIDENCE OF CULTURAL RESOURCES. IF SIGNS OF AN ARCHEOLOGICAL SITE, SUCH AS ANY UNUSUAL AMOUNTS OF STONE, BONE, OR SHELL, ARE UNCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL BE HALTED WITHIN 100 FEET OF THE FIND AND THE ROSEVILLE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. THE ARCHEOLOGIST MAY REQUIRE ADDITIONAL MITIGATION.

11. SHOULD GRADING OPERATIONS UNCOVER HAZARDOUS MATERIALS, OR WHAT APPEARS TO BE HAZARDOUS MATERIALS, THE FIRE DEPARTMENT SHALL BE CONTACTED IMMEDIATELY AT (916) 774-5820. THE AREA, WHICH CONTAINS THE

HAZARDOUS MATERIALS, SHALL BE MARKED OFF UNTIL AN INVESTIGATION BY A MEMBER OF THE FIRE DEPARTMENT IS CONDUCTED.

12. GRADES SHOWN OUTSIDE OF THE PUBLIC RIGHT OF WAY WITHIN THE APPROVED GRADING PLAN ARE SUBJECT TO FURTHER REVIEW AND MODIFICATION BY THE BUILDING DIVISION FOR COMPLIANCE WITH THE UNIFORM BUILDING CODE AND STATE OF CALIFORNIA TITLE 24 HANDICAP ACCESSIBILITY REQUIREMENTS.

13. CONTAMINATED SOIL – DEVELOPER AGREES TO PROPERLY ADHERE TO ALL THEN CURRENT STATE AND FEDERAL REQUIREMENTS WHEN ANY EVIDENCE OF TOXIC, HAZARDOUS OR CONTAMINATED SOILS ARE ENCOUNTERED DURING ANY AND ALL EXCAVATION OR GRADING OPERATIONS, AND TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OR ROSEVILLE, ITS OFFICERS, AGENTS AND EMPLOYEES, FROM ANY AND ALL LIABILITY, COSTS, CLAIMS, FEES, FINES, PENALTIES AND CLAIMS OF OR DAMAGE OF ANY TYPE WHATSOEVER. EXTRA COSTS FOR REMEDIATION AND/OR REMOVAL OF SOIL SHALL BE BOURN SOLELY BY THE DEVELOPER. THE PARTIES INTEND THAT THIS PROVISION BE BROADLY CONSTRUED.

NOISE ORDINANCE NOTES:

1. IN ACCORDANCE WITH THE CITY'S NOISE ORDINANCE, THE HOURS OF PROJECT CONSTRUCTION SHALL BE LIMITED TO THE FOLLOWING: 7:00 A.M. TO 7:00 P.M. (MONDAY THROUGH FRIDAY) 8:00 A.M. TO 8:00 P.M. (SATURDAY, SUNDAY, AND HOLIDAYS).

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Exp. April 2026
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ROCKY RIDGE DR, ROSEVILLE, CA, 95661

PLAN SHEET
CITY NOTES

KEYMAP:

SCALE:

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

C.1

SHEET: 02 OF 43

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SHEET 1

SHEET 2

SHEET 3

SHEET 4

SHEET 5

SHEET 6

SHEET 7

SHEET 8

SHEET 9

SHEET 10

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PLAN SHEET
KEYMAP LAYOUT

KEYMAP:

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C.2

SHEET:
03 OF 43

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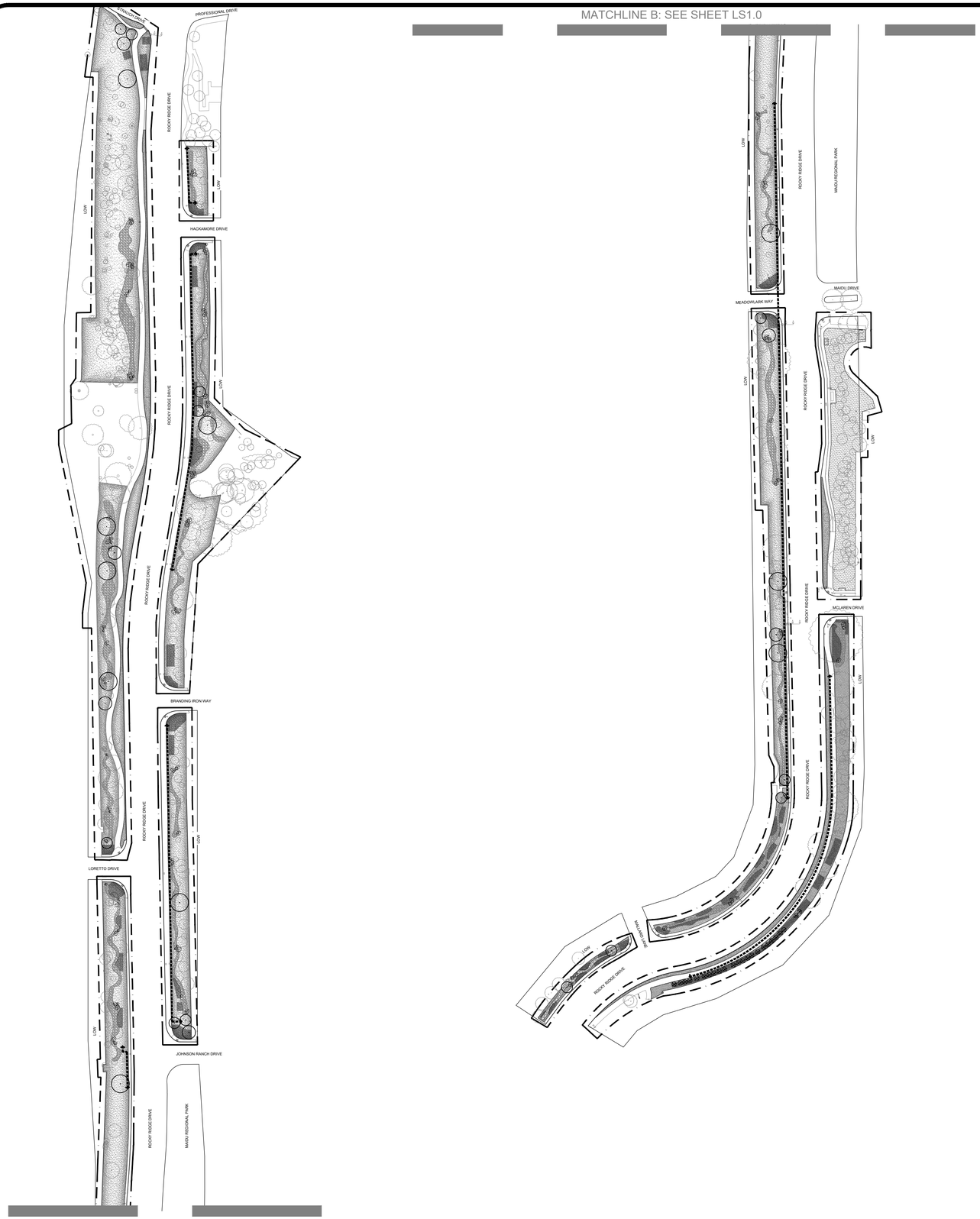

SCOPE OF WORK SCHEDULE

SYMBOL	DESCRIPTION
	CLEAR AND GRUB EXISTING MULCH, WEEDS, AND DIRT. EXISTING TREES AND SHRUBS TO REMAIN IN PLACE. FURNISH AND INSTALL NEW BARK MULCH - REFER TO PLANS AND CITY OF ROSEVILLE PARKS SPECIFICATIONS FOR TYPE AND PLACEMENT
	INSTALL NEW PLANTING AND IRRIGATION - REFER TO PLANS AND CITY OF ROSEVILLE PARKS SPECIFICATIONS FOR TYPE AND PLACEMENT
	SHRUBS TO BE REMOVED AS NEEDED - CONTRACTOR TO FIELD VERIFY AND RECEIVE CITY APPROVAL PRIOR TO SHRUB AND ROOT ZONE REMOVAL - REFER TO PLANS AND CITY OF ROSEVILLE PARKS SPECIFICATIONS
	ABANDON EXISTING IRRIGATION MAINLINE, LATERAL LINES, AND EQUIPMENT AS SHOWN ON PLANS. REPLACE WITH NEW IRRIGATION EQUIPMENT. REFER TO PLANS AND CITY OF ROSEVILLE PARKS SPECIFICATIONS FOR TYPE AND LOCATIONS
	RIVER ROCK COBBLE - REFER TO PLANS AND CITY OF ROSEVILLE PARKS SPECIFICATIONS FOR SIZE, PLACEMENT, INSTALLATION, AND TYPE. REFER TO DETAIL #1 ON SHEET 3.11
	FURNISH AND INSTALL BOULDERS - REFER TO PLANS AND CITY OF ROSEVILLE PARKS SPECIFICATIONS FOR SIZE, PLACEMENT, INSTALLATION, AND TYPE. REFER TO DETAIL #1 ON SHEET 3.11

0' 50' 100' 200' N

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SCOPE OF WORK PLAN

KEYMAP:



SCALE: 1:20

DESIGNED BY: J.R.C
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DATE: JUNE 2025
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LS1.0

SHEET: 04 OF 43

EXISTING CONDITIONS NOTES:

PROTECTION OF EXISTING FEATURES

1. EXISTING VEGETATION AND UTILITIES ARE TO BE PROTECTED IN PLACE.
   ANY EXISTING VEGETATION AND UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.

UTILITY VERIFICATION & COORDINATION

2. THE CONTRACTOR SHALL **POTHOLE AREAS TO BORE OR TRENCH PRIOR** TO CONSTRUCTION TO VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
   THE CONTRACTOR SHALL **USA CERTIFY** THE PROJECT AREA BEFORE COMMENCING ANY EXCAVATION OR GRADING WORK.
   THE CONTRACTOR SHALL **CONFIRM THE LOCATION OF ALL EXISTING UTILITY** LINES USING THE MOST UP-TO-DATE UTILITY CONTACT INFORMATION AVAILABLE WITHIN THE PROJECT VICINITY.

TREE PROTECTION & ROOT ZONES

3. ANY EXISTING TREES DESIGNATED TO REMAIN SHALL BE PROTECTED PER THE CITY OF ROSEVILLE'S TREE PRESERVATION GUIDELINES.
   EXCAVATION, TRENCHING, OR MATERIAL STORAGE IS NOT ALLOWED WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES AND PLANT MATERIAL FOR PROPOSED IRRIGATION LINES ONLY. CONTRACTOR TO AVOID TRENCHING THROUGH ROOT ZONES WHEREVER POSSIBLE.

HARDSCAPE & SITE FURNISHINGS

4. EXISTING SIDEWALKS, CURBS, GUTTERS, BENCHES, LIGHTING, AND OTHER HARDSCAPE ELEMENTS SHALL BE PROTECTED IN PLACE.
   ANY DAMAGE TO PAVING, CONCRETE, OR SITE FURNISHINGS SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING MATERIALS AND SPECIFICATIONS.

TRAFFIC & PEDESTRIAN SAFETY

5. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN AND VEHICLE ACCESS THROUGHOUT CONSTRUCTION PER CITY OF ROSEVILLE STANDARDS.
   ANY REQUIRED TEMPORARY TRAFFIC CONTROL SHALL FOLLOW CITY OF ROSEVILLE PUBLIC WORKS AND CALTRANS STANDARDS.

EROSION CONTROL & STORMWATER COMPLIANCE

6. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES (BMPS) FOR EROSION CONTROL AND STORMWATER MANAGEMENT IN ACCORDANCE WITH CITY OF ROSEVILLE AND STATE STORMWATER REGULATIONS. ALL STORM DRAINS WITHIN THE PROJECT VICINITY SHALL BE PROTECTED FROM SEDIMENT AND DEBRIS DURING CONSTRUCTION.

ALL WORK SHALL COMPLY WITH CITY OF ROSEVILLE PARKS STANDARDS, INCLUDING BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, GRADING, AND UTILITY INSTALLATION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.

LEGEND:

or	EXISTING LIGHT POLE		EXISTING PIV
or or or	EXISTING TRAFFIC LIGHTS	ICV or ICV	EXISTING IRRIGATION CONTROL VALVE
or or or	EXISTING CATCH BASIN	EL	EXISTING ELECTRICAL BOX
	EXISTING FIRE HYDRANT	UT	EXISTING UTILITY BOX
	EXISTING POWER POLE	WT	EXISTING WATER BOX
	EXISTING POWER POLE ANCHOR	BFP	EXISTING BACK FLOW PREVENTION
	EXISTING RISERS	VLT	EXISTING VAULT
	EXISTING CHAIN LINK FENCE	TFMR	EXISTING TRANSFORMER
	EXISTING WOOD FENCE	TV	EXISTING TV BOX
or	EXISTING SIGN	COM	EXISTING COMMUNICATION BOX
	EXISTING WATER VALVE	PED	EXISTING PEDESTAL BOX
	EXISTING MANHOLE	CAB	EXISTING CABINET BOX
		TEL	EXISTING TELEPHONE BOX
	EXISTING TREES TO REMAIN IN PLACE	WM	EXISTING WATER METER
	EXISTING SHRUB TO REMAIN IN PLACE		EXISTING VEGETATION TO REMAIN IN PLACE
		OH	OVERHEAD LINE
	EXISTING MIXED PAVING TO REMAIN OR OTHERWISE NOTED		EXISTING LANDSCAPE AREAS
	EXISTING BIKE PATH TO REMAIN OR OTHERWISE NOTED		EXISTING CONCRETE TO REMAIN OR OTHERWISE NOTED
	TOE OF EXISTING SLOPE		TOP OF EXISTING SLOPE
H2O	DOMESTIC WATER MAIN	C	EXISTING CONTROLLER
PM	PRIVATE MAIN		
SS	WATER SERVICE LINE		
SW	STORM WATER LINE		
WW	WASTE WATER LINE		

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EXISTING CONDITIONS NOTES

KEYMAP:

SCALE: 1:20

DESIGNED BY: J.R.C
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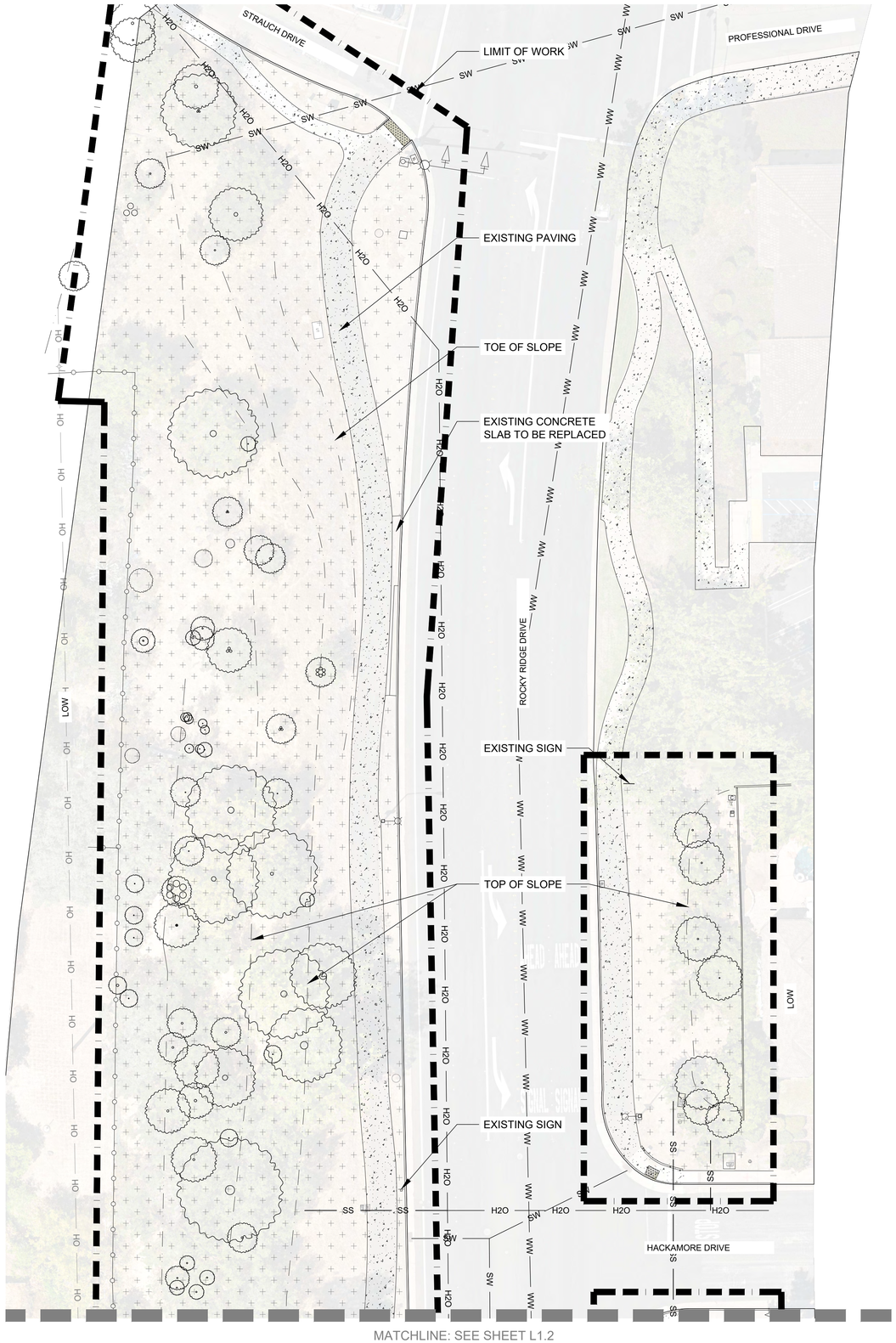
L1.0

SHEET: 05 OF 43



MATCHLINE: SEE SHEET L1.2

LEGEND:

or	EXISTING LIGHT POLE		EXISTING PIV
or or or	EXISTING TRAFFIC LIGHTS	ICV or ICV	EXISTING IRRIGATION CONTROL VALVE
or or or	EXISTING CATCH BASIN	EL	EXISTING ELECTRICAL BOX
	EXISTING FIRE HYDRANT	UT	EXISTING UTILITY BOX
	EXISTING POWER POLE	WT	EXISTING WATER BOX
	EXISTING POWER POLE ANCHOR	BFP	EXISTING BACK FLOW PREVENTION
	EXISTING RISERS	VLT	EXISTING VAULT
	EXISTING CHAIN LINK FENCE	TFMR	EXISTING TRANSFORMER
	EXISTING WOOD FENCE	TV	EXISTING TV BOX
or	EXISTING SIGN	COM	EXISTING COMMUNICATION BOX
	EXISTING WATER VALVE	PED	EXISTING PEDESTAL BOX
	EXISTING MANHOLE	CAB	EXISTING CABINET BOX
		TEL	EXISTING TELEPHONE BOX
	EXISTING TREES TO REMAIN IN PLACE	WM	EXISTING WATER METER
	EXISTING SHRUB TO REMAIN IN PLACE		EXISTING VEGETATION TO REMAIN IN PLACE
		OH	OVERHEAD LINE
	EXISTING MIXED PAVING TO REMAIN OR OTHERWISE NOTED		EXISTING LANDSCAPE AREAS
	EXISTING BIKE PATH TO REMAIN OR OTHERWISE NOTED		EXISTING CONCRETE TO REMAIN OR OTHERWISE NOTED
	TOE OF EXISTING SLOPE		TOP OF EXISTING SLOPE
H2O	DOMESTIC WATER MAIN	C	EXISTING CONTROLLER
PM	PRIVATE MAIN		
SS	WATER SERVICE LINE		
SW	STORM WATER LINE		
WW	WASTE WATER LINE		

EXISTING CONDITIONS NOTES:

1. ALL UTILITIES TO REMAIN/PROTECT IN PLACE OR OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO CONFIRM EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.

0' 10' 20' 40' N

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EXISTING CONDITIONS PLANS

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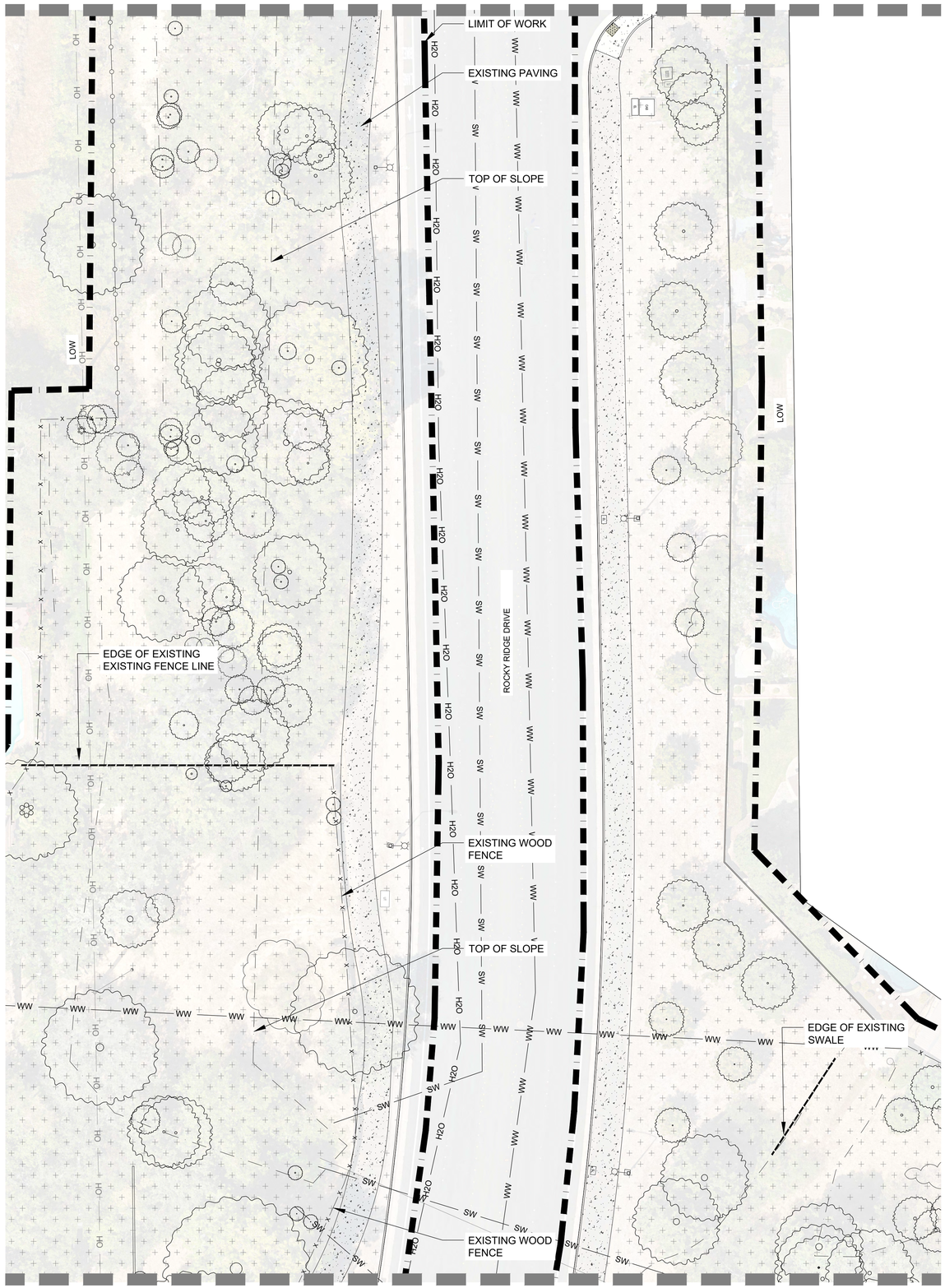
REVISIONS: JUNE 2025

L1.1

SHEET: 06 OF 43



LEGEND:

EXISTING LIGHT POLE	EXISTING PIV
EXISTING TRAFFIC LIGHTS	EXISTING IRRIGATION CONTROL VALVE
EXISTING CATCH BASIN	EXISTING ELECTRICAL BOX
EXISTING FIRE HYDRANT	EXISTING UTILITY BOX
EXISTING POWER POLE	EXISTING WATER BOX
EXISTING POWER POLE ANCHOR	EXISTING BACK FLOW PREVENTION
EXISTING RISERS	EXISTING VAULT
EXISTING CHAIN LINK FENCE	EXISTING TRANSFORMER
EXISTING WOOD FENCE	EXISTING TV BOX
EXISTING SIGN	EXISTING COMMUNICATION BOX
EXISTING WATER VALVE	EXISTING PEDESTAL BOX
EXISTING MANHOLE	EXISTING CABINET BOX
	EXISTING TELEPHONE BOX
EXISTING TREES TO REMAIN IN PLACE	EXISTING WATER METER
EXISTING SHRUB TO REMAIN IN PLACE	EXISTING VEGETATION TO REMAIN IN PLACE
	OVERHEAD LINE
EXISTING MIXED PAVING TO REMAIN OR OTHERWISE NOTED	EXISTING LANDSCAPE AREAS
EXISTING BIKE PATH TO REMAIN OR OTHERWISE NOTED	EXISTING CONCRETE TO REMAIN OR OTHERWISE NOTED
TOE OF EXISTING SLOPE	TOP OF EXISTING SLOPE
DOMESTIC WATER MAIN	
	EXISTING CONTROLLER
PRIVATE MAIN	
WATER SERVICE LINE	
STORM WATER LINE	
WASTE WATER LINE	

0' 10' 20' 40' N

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ROCKY RIDGE DR, ROSEVILLE, CA, 95661

EXISTING CONDITIONS PLANS

KEYMAP:

SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L1.2

SHEET: 07 OF 43



LEGEND:

EXISTING LIGHT POLE	EXISTING PIV
EXISTING TRAFFIC LIGHTS	EXISTING IRRIGATION CONTROL VALVE
EXISTING CATCH BASIN	EXISTING ELECTRICAL BOX
EXISTING FIRE HYDRANT	EXISTING UTILITY BOX
EXISTING POWER POLE	EXISTING WATER BOX
EXISTING POWER POLE ANCHOR	EXISTING BACK FLOW PREVENTION
EXISTING RISERS	EXISTING VAULT
EXISTING CHAIN LINK FENCE	EXISTING TRANSFORMER
EXISTING WOOD FENCE	EXISTING TV BOX
EXISTING SIGN	EXISTING COMMUNICATION BOX
EXISTING WATER VALVE	EXISTING PEDESTAL BOX
EXISTING MANHOLE	EXISTING CABINET BOX
	EXISTING TELEPHONE BOX
EXISTING TREES TO REMAIN IN PLACE	EXISTING WATER METER
EXISTING SHRUB TO REMAIN IN PLACE	EXISTING VEGETATION TO REMAIN IN PLACE
	OVERHEAD LINE
EXISTING MIXED PAVING TO REMAIN OR OTHERWISE NOTED	EXISTING LANDSCAPE AREAS
EXISTING BIKE PATH TO REMAIN OR OTHERWISE NOTED	EXISTING CONCRETE TO REMAIN OR OTHERWISE NOTED
TOE OF EXISTING SLOPE	TOP OF EXISTING SLOPE
DOMESTIC WATER MAIN	
	EXISTING CONTROLLER
PRIVATE MAIN	
WATER SERVICE LINE	
STORM WATER LINE	
WASTE WATER LINE	

0' 10' 20' 40' N

100% DRAWINGS

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ROSEVILLE, CA 95678
(916) 746-1758

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CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 3868
Exp. April 30, 26
STATE OF CALIFORNIA

FOR CONSTRUCTION

FOR BIDDING ONLY

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT
ROCKY RIDGE DR, ROSEVILLE, CA, 95661

EXISTING CONDITIONS PLANS

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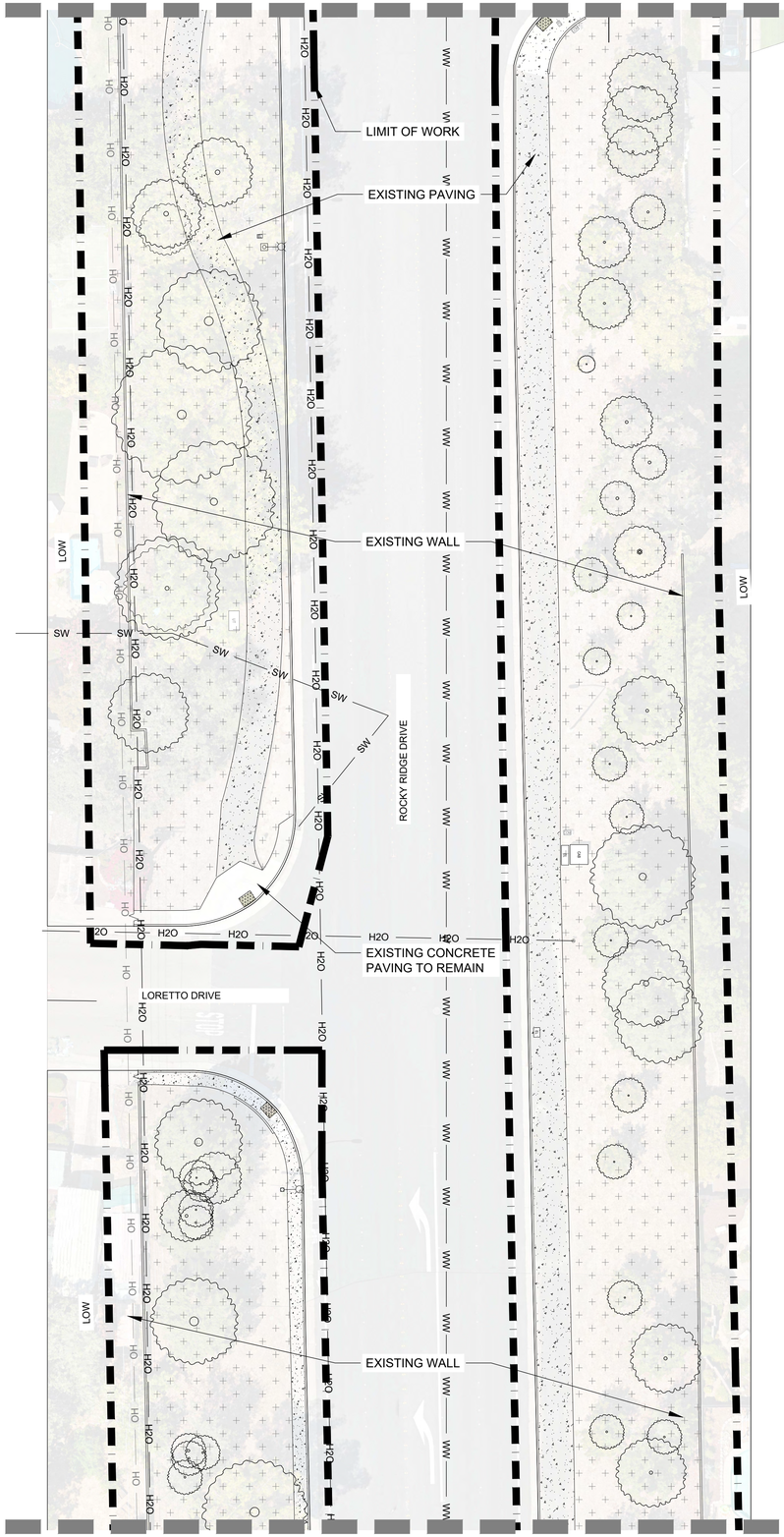
REVISIONS: JUNE 2025

L1.3

SHEET: 08 OF 43

MATCHLINE: SEE SHEET L1.3



MATCHLINE: SEE SHEET L1.5

LEGEND:

or / or / or / or	EXISTING LIGHT POLE		EXISTING PIV
or / or / or / or	EXISTING TRAFFIC LIGHTS	ICV or (ICV)	EXISTING IRRIGATION CONTROL VALVE
or / or / or / or	EXISTING CATCH BASIN	EL	EXISTING ELECTRICAL BOX
	EXISTING FIRE HYDRANT	UT	EXISTING UTILITY BOX
	EXISTING POWER POLE	WT	EXISTING WATER BOX
	EXISTING POWER POLE ANCHOR	BFP	EXISTING BACK FLOW PREVENTION
	EXISTING RISERS	VLT	EXISTING VAULT
	EXISTING CHAIN LINK FENCE	TFMR	EXISTING TRANSFORMER
	EXISTING WOOD FENCE	TV	EXISTING TV BOX
or	EXISTING SIGN	COM	EXISTING COMMUNICATION BOX
	EXISTING WATER VALVE	PED	EXISTING PEDESTAL BOX
	EXISTING MANHOLE	CAB	EXISTING CABINET BOX
		TEL	EXISTING TELEPHONE BOX
	EXISTING TREES TO REMAIN IN PLACE	WM	EXISTING WATER METER
	EXISTING SHRUB TO REMAIN IN PLACE		EXISTING VEGETATION TO REMAIN IN PLACE
		OH	OVERHEAD LINE
	EXISTING MIXED PAVING TO REMAIN OR OTHERWISE NOTED		EXISTING LANDSCAPE AREAS
	EXISTING BIKE PATH TO REMAIN OR OTHERWISE NOTED		EXISTING CONCRETE TO REMAIN OR OTHERWISE NOTED
	TOE OF EXISTING SLOPE		TOP OF EXISTING SLOPE
H2O	DOMESTIC WATER MAIN	C	EXISTING CONTROLLER
PM	PRIVATE MAIN		
SS	WATER SERVICE LINE		
SW	STORM WATER LINE		
WW	WASTE WATER LINE		

0' 10' 20' 40'

N

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ROCKY RIDGE DR, ROSEVILLE, CA, 95661

EXISTING CONDITIONS PLANS

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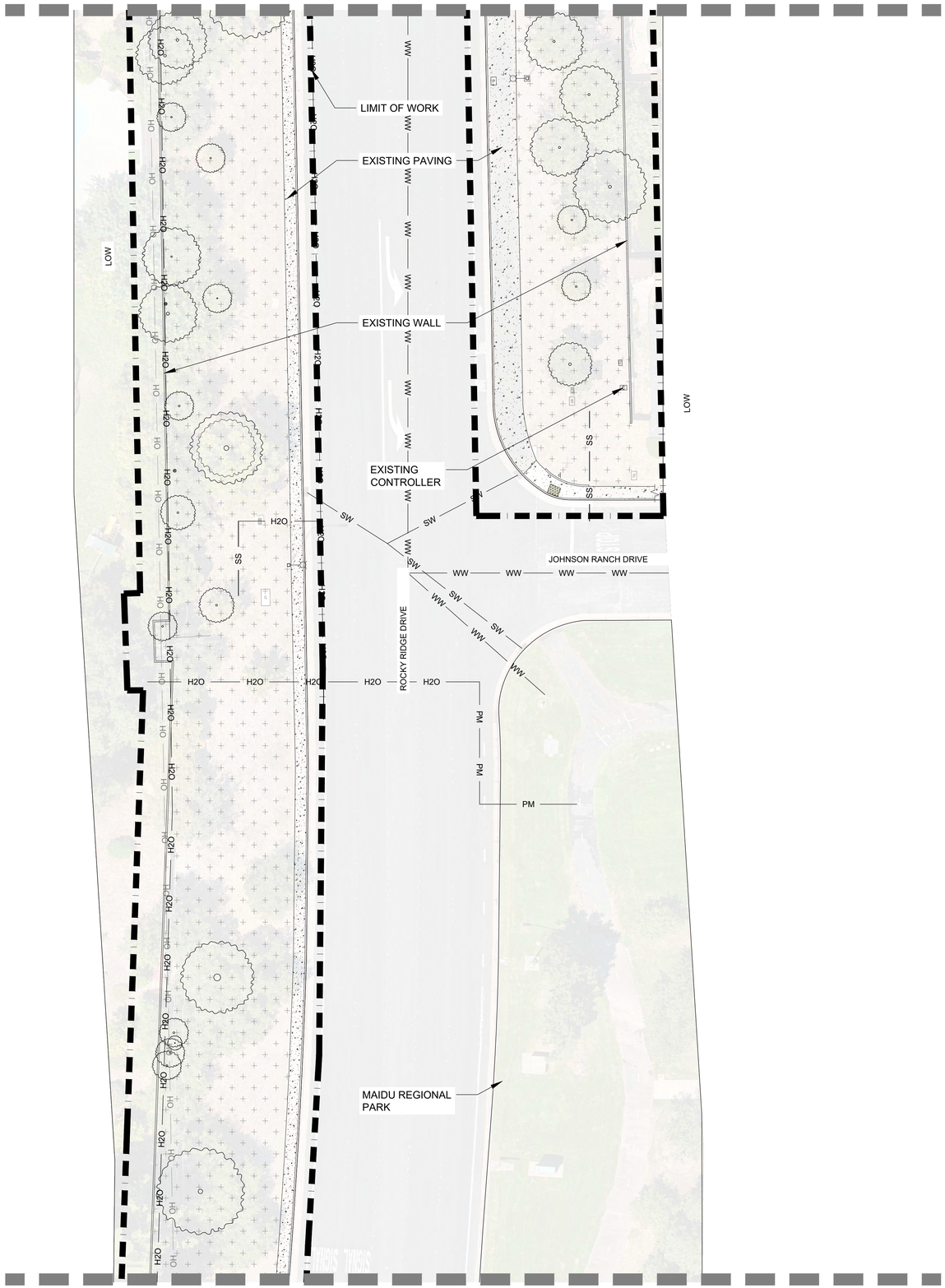
L1.4

SHEET: 09 OF 43

MATCHLINE: SEE SHEET L1.4



MATCHLINE: SEE SHEET L1.6

LEGEND:

or / or / or / or	EXISTING LIGHT POLE		EXISTING PIV
or / or / or / or	EXISTING TRAFFIC LIGHTS	ICV or (ICV)	EXISTING IRRIGATION CONTROL VALVE
or / or / or / or	EXISTING CATCH BASIN	EL	EXISTING ELECTRICAL BOX
	EXISTING FIRE HYDRANT	UT	EXISTING UTILITY BOX
	EXISTING POWER POLE	WT	EXISTING WATER BOX
	EXISTING POWER POLE ANCHOR	BFP	EXISTING BACK FLOW PREVENTION
	EXISTING RISERS	VLT	EXISTING VAULT
	EXISTING CHAIN LINK FENCE	TFMR	EXISTING TRANSFORMER
	EXISTING WOOD FENCE	TV	EXISTING TV BOX
or	EXISTING SIGN	COM	EXISTING COMMUNICATION BOX
	EXISTING WATER VALVE	PED	EXISTING PEDESTAL BOX
	EXISTING MANHOLE	CAB	EXISTING CABINET BOX
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	EXISTING TREES TO REMAIN IN PLACE	WM	EXISTING WATER METER
	EXISTING SHRUB TO REMAIN IN PLACE		EXISTING VEGETATION TO REMAIN IN PLACE
		OH	OVERHEAD LINE
	EXISTING MIXED PAVING TO REMAIN OR OTHERWISE NOTED		EXISTING LANDSCAPE AREAS
	EXISTING BIKE PATH TO REMAIN OR OTHERWISE NOTED		EXISTING CONCRETE TO REMAIN OR OTHERWISE NOTED
	TOE OF EXISTING SLOPE		TOP OF EXISTING SLOPE
H2O	DOMESTIC WATER MAIN	C	EXISTING CONTROLLER
PM	PRIVATE MAIN		
SS	WATER SERVICE LINE		
SW	STORM WATER LINE		
WW	WASTE WATER LINE		

0' 10' 20' 40' N

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REVISIONS: JUNE 2025

L1.5

SHEET: 10 OF 43

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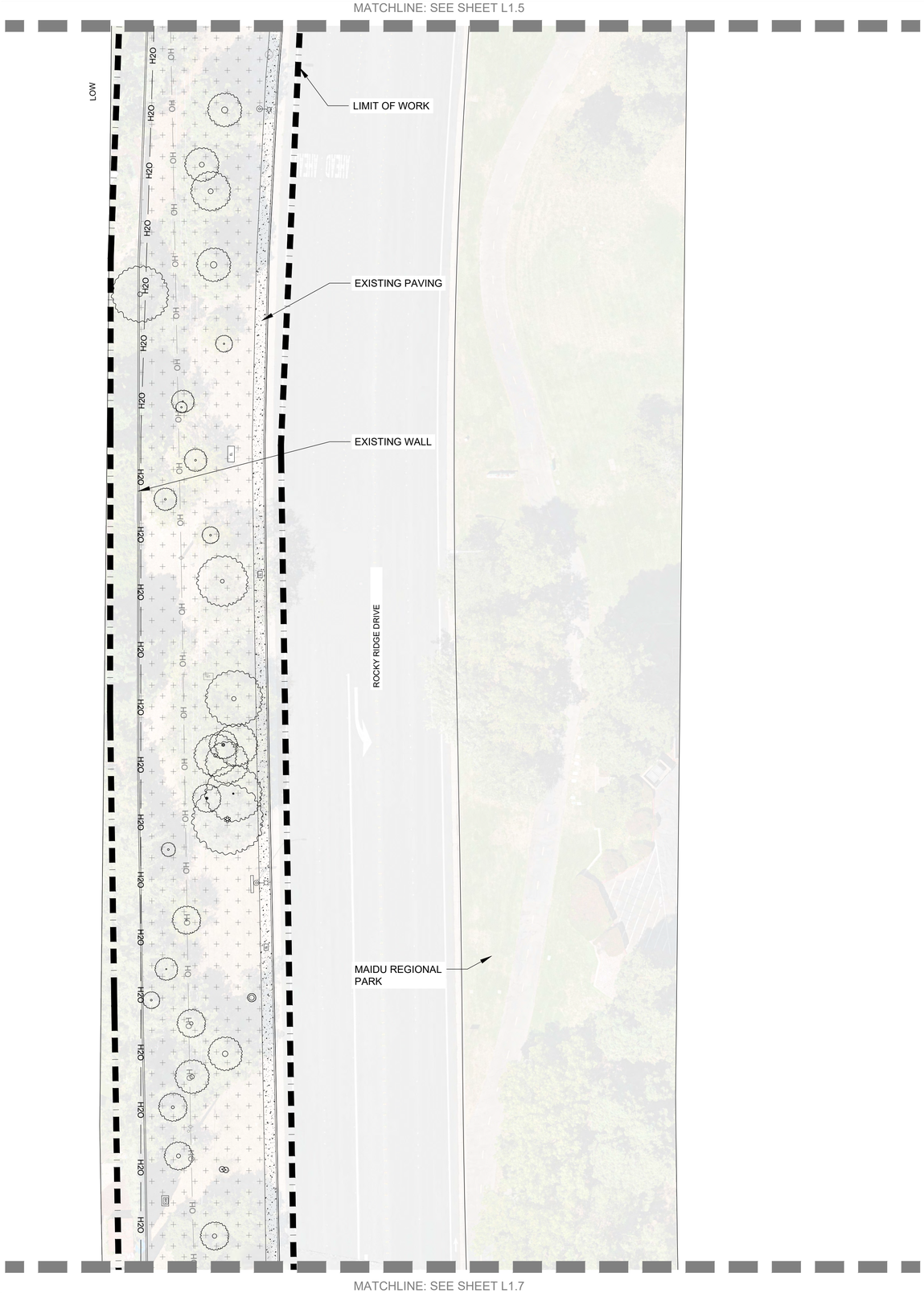

LEGEND:

or	EXISTING LIGHT POLE		EXISTING PIV
or or or	EXISTING TRAFFIC LIGHTS	ICV or ICV	EXISTING IRRIGATION CONTROL VALVE
or or	EXISTING CATCH BASIN	EL	EXISTING ELECTRICAL BOX
	EXISTING FIRE HYDRANT	UT	EXISTING UTILITY BOX
	EXISTING POWER POLE	WT	EXISTING WATER BOX
	EXISTING POWER POLE ANCHOR	BFP	EXISTING BACK FLOW PREVENTION
	EXISTING RISERS	VLT	EXISTING VAULT
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SS	WATER SERVICE LINE		
SW	STORM WATER LINE		
WW	WASTE WATER LINE		

0' 10' 20' 40' N

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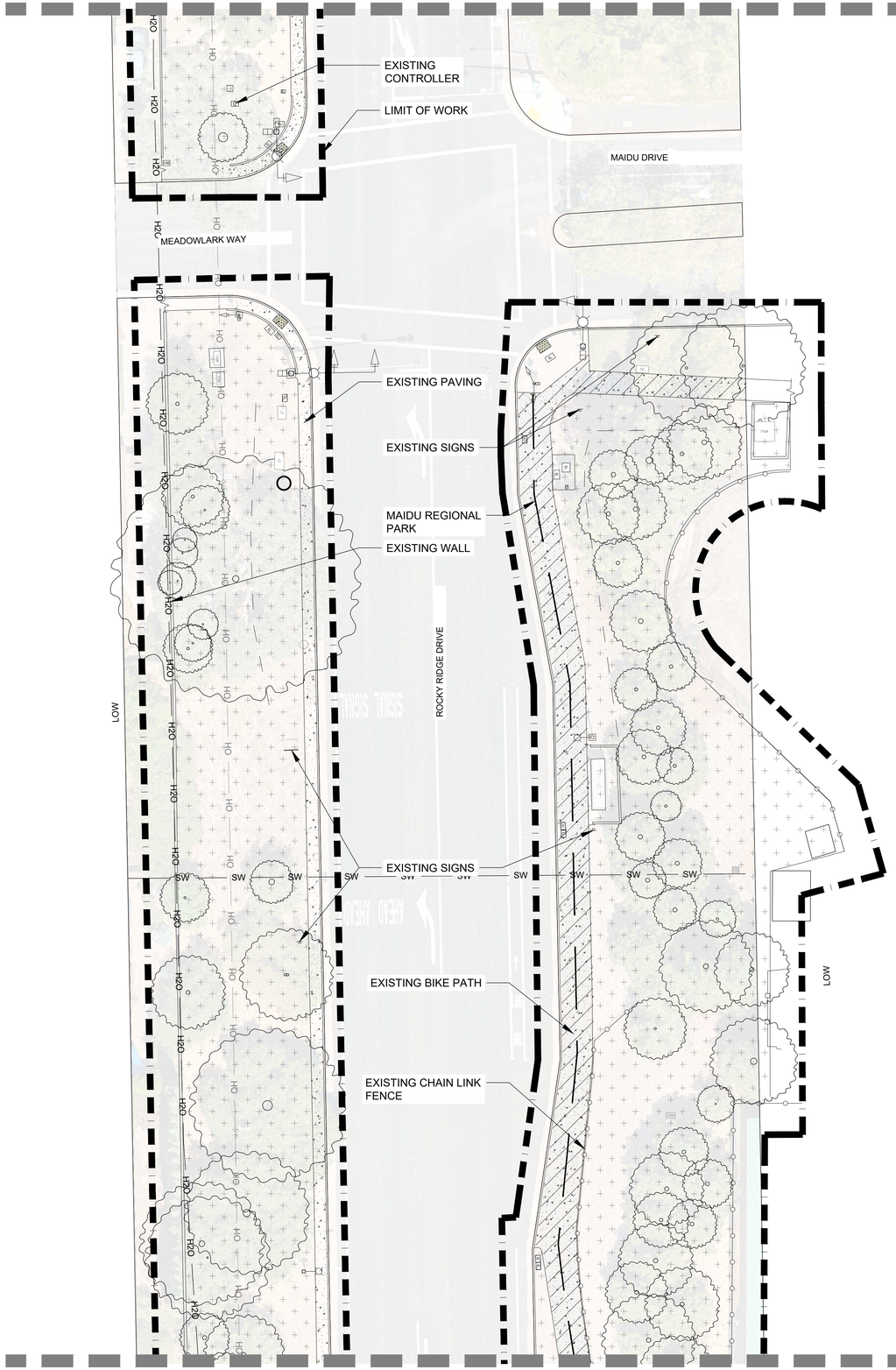
L1.6

SHEET: 11 OF 43

MATCHLINE: SEE SHEET L1.6



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PM	PRIVATE MAIN		
SS	WATER SERVICE LINE		
SW	STORM WATER LINE		
WW	WASTE WATER LINE		

MATCHLINE: SEE SHEET L1.8

0' 10' 20' 40' N

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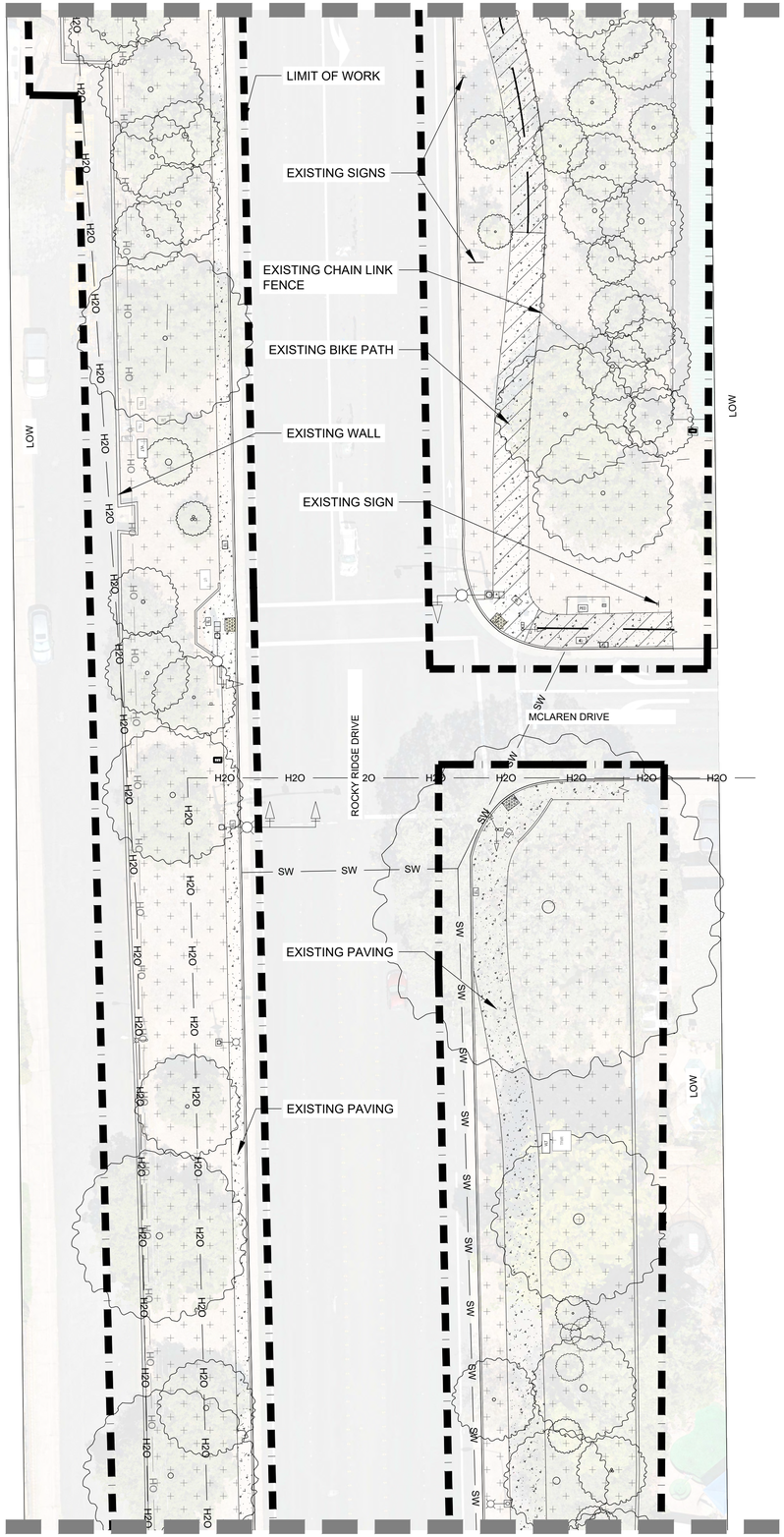
L1.7

SHEET: 12 OF 43

MATCHLINE: SEE SHEET L1.7



MATCHLINE: SEE SHEET L1.9

LEGEND:

or / or / or / or	EXISTING LIGHT POLE		EXISTING PIV
	EXISTING TRAFFIC LIGHTS	ICV or (ICV)	EXISTING IRRIGATION CONTROL VALVE
	EXISTING CATCH BASIN	EL	EXISTING ELECTRICAL BOX
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	EXISTING BIKE PATH TO REMAIN OR OTHERWISE NOTED		EXISTING CONCRETE TO REMAIN OR OTHERWISE NOTED
	TOE OF EXISTING SLOPE		TOP OF EXISTING SLOPE
H2O	DOMESTIC WATER MAIN	C	EXISTING CONTROLLER
PM	PRIVATE MAIN		
SS	WATER SERVICE LINE		
SW	STORM WATER LINE		
WW	WASTE WATER LINE		

0' 10' 20' 40' N

100% DRAWINGS

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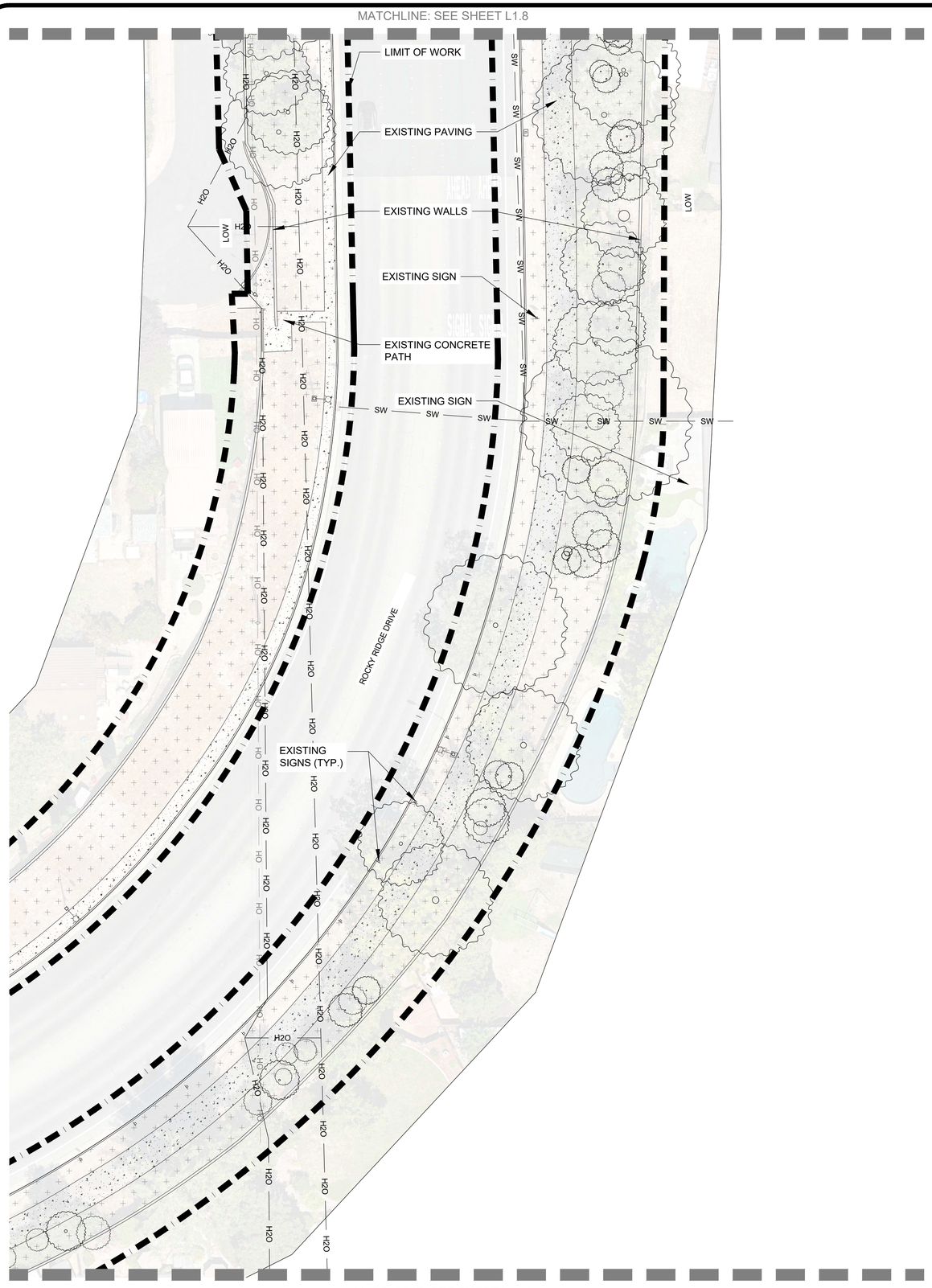
L1.8

SHEET: 13 OF 43



LEGEND:

or / or / or	EXISTING LIGHT POLE		EXISTING PIV
or / or / or	EXISTING TRAFFIC LIGHTS	ICV or (ICV)	EXISTING IRRIGATION CONTROL VALVE
or / or / or	EXISTING CATCH BASIN	EL	EXISTING ELECTRICAL BOX
	EXISTING FIRE HYDRANT	UT	EXISTING UTILITY BOX
	EXISTING POWER POLE	WT	EXISTING WATER BOX
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0' 10' 20' 40' N

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L1.9

SHEET: 14 OF 43



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or / or / or	EXISTING TRAFFIC LIGHTS	ICV or (ICV)	EXISTING IRRIGATION CONTROL VALVE
or / or / or	EXISTING CATCH BASIN	EL	EXISTING ELECTRICAL BOX
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L1.10

SHEET: 15 OF 43

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	58	25	L2.11, PK-IR-8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL FOR COMMERCIAL APPLICATIONS. INCLUDE PEB VALVE WITH PRESSURE REGULATING BASKET FILTER. INSTALL PER DETAIL PK-IR-12	22	L2.12, PK-IR-12
F	DRIPLINE FLUSHING VALVE VALVE SHALL BE SCHEDULE 40 PVC BALL VALVE WITH BRASS HOSE THREAD ADAPTER. INSTALL PER PARKS STANDARDS.	70	L2.13, PK-IR-15
A	NETAFIM 65ARIA075 3/4IN. MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN SUBSURFACE SYSTEMS. ON SLOPING TERRAIN TO PREVENT COLLAPSING OF PIPES. UV RESISTANT. MAXIMUM PRESSURE: 150 PSI.	20	L2.13, 5
I	DRIP OPERATION INDICATOR DRIP SYSTEM OPERATION INDICATOR, RAINBIRD 1812 12" POP UP WITH A 4 VAN NOZZLE SET TO 0 DEGREE PATTERN.	69	L2.13, PK-IR-15
	AREA TO RECEIVE DRIPLINE NETAFIM TLHCVXR-CS-053-18 TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	17,281 LF	L2.13, PK-IR-16

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	9	L2.12, PK-IR-14
A	CONTROLLER - CS3-16-EN-GR-STUBBY 16-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
B	CONTROLLER - CS3-24-EN-GR-STUBBY 24-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
C	CONTROLLER - CS3-08-EN-GR-STUBBY 8-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
POC	POINT OF CONNECTION POINT OF CONNECTION - CONTRACTOR TO VERIFY FIELD VERIFY EACH POINT OF CONNECTION AND VERIFY AVAILABLE MAXIMUM FLOW AND SOURCE PRESSURE	1	
POC2	POINT OF CONNECTION POINT OF CONNECTION - CONTRACTOR TO VERIFY FIELD VERIFY EACH POINT OF CONNECTION AND VERIFY AVAILABLE MAXIMUM FLOW AND SOURCE PRESSURE	1	
POC3	POINT OF CONNECTION POINT OF CONNECTION - CONTRACTOR TO VERIFY FIELD VERIFY EACH POINT OF CONNECTION AND VERIFY AVAILABLE MAXIMUM FLOW AND SOURCE PRESSURE	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	5,800 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 2" PVC PIPE & SOLVENT WELD FITTINGS AT 24" DEPTH. MAINLINE MAY BE SHOWN IN HARDSCAPE FOR CLARITY. CONTRACTOR SHALL INSTALL MAINLINE IN PLANTER AREAS 24" FROM EDGE OF HARDSCAPE AND IN 24" DEPTH.	6,500 LF	
	PIPE SLEEVE: PVC SCHEDULE 40 PIPE SLEEVES SHALL BE SCHEDULE 40 PVC. SIZE TO BE TWICE THE SIZE OF THE TOTAL PIPE DIAMETER WITHIN THE SLEEVE, OR AS NOTED, WITH 30" COVER. SLEEVES SHALL BE PLACED UNDER ALL HARDSCPACE ELEMENTS AS SHOWN ON PLANS.	975 LF	
	DRIPLINE SUPPLY HEADER - PLACE AT THE HIGHEST POINT OF DRIPLINE, CONTRACTOR TO FIELD VERIFY ELEVATIONS AND PLACEMENT	-	L2.13, PK-IR-16
	DRIPLINE SUPPLY EXHAUST - PLACE AT THE LOWEST POINT OF DRIPLINE, CONTRACTOR TO FIELD VERIFY ELEVATIONS AND PLACEMENT	-	L2.13, PK-IR-16
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE SHALL BE LINED SIZED PER PLANS. VALVES 3" AND SMALLER SHALL BE NIBCO T-113-LF	8	L2.12, PK-IR-10
	QUICK COUPLING VALVE RAIN BIRD 44-LRC: 1", 2 PIECE BODY WITH 44-K KEY AND SH-1 HOSE SWIVEL. INSTALLED IN LANDSCAPE AREAS	9	L2.13, PK-IR-13

POINT OF CONNECTION NOTES:

1. CONTRACTOR SHALL INVESTIGATE AND DETERMINE THE POINT OF CONNECTION LOCATION. IF DIFFERENT THAN SHOWN ON THESE PLANS THIS SHALL BE REPORTED TO THE CITY.
2. THE CONTRACTOR IS TO PERFORM PRESSURE TESTS AT THE POINT OF CONNECTION TO CONFIRM SITE PRESSURE LEVELS. ANY DISCREPANCIES BETWEEN INFORMATION ON THESE PLANS AND THAT OF EXISTING SITE CONDITIONS AND MANUFACTURER DATA ARE TO BE REPORTED TO THE CITY. FAILURE TO CONFIRM POC INFORMATION RESULTING IN REQUIRED CHANGES, DUE TO LOW PRESSURE OR VOLUME, WILL RESULT IN CITY DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE CITY.

PVC PIPING NOTES:

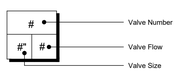
1. PIPING AND EQUIPMENT LAYOUT IS SHOWN SCHEMATICALLY FOR VISUAL CLARITY. MAINLINES SHOULD BE LOCATED 24" - 48" OFF ADJACENT PAVEMENT OR OTHER OBSTACLES. PIPE SIZES SHALL BE INSTALLED PER PLANS. SMALLER PIPE SIZE SUBSTITUTIONS ARE NOT ACCEPTABLE; LARGER PIPE SIZES MAY BE APPROVED. SOLVENT WELD FITTINGS FOR MAINLINES 2" AND LARGER SHALL BE SCHEDULE 40 PVC. ALL THREADED FITTINGS SHALL BE SCHEDULE 80 PVC.
2. TRENCHING FOR MAINLINE AND LATERALS ARE TO AVOID ROOT ZONES WHEREVER POSSIBLE.
3. WHEN BORING, FOLLOW CITY OF ROSEVILLE'S STANDARD PROCEDURES, LATEST EDITION.

IRRIGATION NOTES:

1. ANY AND ALL PORTIONS OF THIS WORK ARE TO BE CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS AS SET FORTH BY THE CITY OF ROSEVILLE, STATE AND NATIONAL AGENCIES. IN THE EVENT THERE IS A CONFLICT WITH THESE PLANS AND THE AGENCIES STATED ABOVE, THE GOVERNING BODY'S REGULATIONS SHALL PREVAIL
2. CONTRACTOR TO RECEIVE APPROVAL PRIOR TO ALL BORING
3. ALL EXISTING IRRIGATION AND UTILITIES THAT ARE DAMAGED DURING CONSTRUCTED ARE TO BE REPLACED IN KIND WITH NO EXPENSE TO THE CITY
4. THE IRRIGATION SYSTEM AS SHOWN WITHIN THESE PLANS HAS BEEN DESIGNED BASED ON OPERATING PRESSURES OF 50 PSI. THE CITY REPORTS THAT STATIC WATER PRESSURES AT THE SITE IS APPROXIMATELY (85) PSI.
5. PRIOR TO BIDDING OF SITE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR AND EXAMINE CONDITIONS OF THE PROJECT SITE. PRIOR TO COMMENCEMENT OF SITE WORK VERIFYING LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES. LOCATIONS OF ITEMS SHOWN ON THESE PLANS ARE ONLY APPROXIMATIONS. ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE CITY. FAILURE TO REPORT DISCREPANCIES TO THE CITY BEFORE COMMENCEMENT OF SITE WORK IMPLIES ACCEPTANCE OF SITE CONDITIONS AND COSTS ASSOCIATED WITH CORRECTING IRRIGATION LAYOUTS.
6. ANY EXISTING SITE FEATURES, GRADE CHANGES, OR SITE PLAN DESIGN CHANGES NOT SPECIFICALLY ADDRESSED ON THESE PLANS, (OR UNKNOWN CONDITIONS THAT WERE NOT APPARENT DURING THE DESIGN PROCESS) THAT WILL IMPACT INSTALLATION OR OPERATING OF IRRIGATION SYSTEMS IN ANY WAY, SHALL BE REPORTED TO THE CITY PRIOR TO COMMENCEMENT OF SITE WORK.
7. INSTALL IRRIGATION EQUIPMENT PER DETAILS AND SPECIFICATIONS. ALL IRRIGATION EQUIPMENT REQUIRED FOR PROJECT COMPLETION BUT NOT DETAILED ON THESE PLANS SHALL BE INSTALLED PER LOCAL AND STATE CODES AND MANUFACTURER'S WRITTEN INSTALLATION RECOMMENDATIONS.
8. THE CONTRACTOR SHALL REPAIR, REPLACE OR COMPENSATE CITY FOR ALL ITEMS DAMAGED BY HIS/HER WORK.
9. CONTACT CITY CONSTRUCTION INSPECTOR TO SCHEDULE A IRRIGATION INSPECTION AND RECEIVE ACCEPTANCE BY CITY BEFORE BACKFILLING TRENCHES.
10. ALL MATERIALS AND INSTALLATIONS TO BE IN COMPLIANCE WITH CITY OF ROSEVILLE STANDARD SPECIFICATIONS, LATEST EDITION.
11. THIS PLAN IS DIAGRAMMATIC. ALL IRRIGATION HEADS AND PIPING SHALL BE LOCATED IN PLANTING AREAS WHENEVER POSSIBLE.
12. FLUSH AND ADJUST ALL VALVES AND HEADS TO ENSURE PROPER COVERAGE. OVER IRRIGATION FLOW ONTO WALKWAYS IS NOT ALLOWED.
13. INSTALL ALL EQUIPMENT PER THE DETAILS, SPECIFICATIONS AND PARKS CONSTRUCTION STANDARDS, CURRENT EDITION. EQUIPMENT NOT SPECIFICALLY NOTED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
14. INSTALL THRUST BLOCKS AT ALL CHANGES IN DIRECTION IN THE MAIN LINE PER SECTION L4.3, DETAIL PK-10.
15. SEE CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS, LATEST EDITION FOR ALL IRRIGATION DETAILS. SEE PROJECT SPECIFICATIONS FOR MORE INFORMATION.
16. THIS SYSTEM IS DESIGNED FOR A MAXIMUM DEMAND OF 50 GPM. THE CITY IS REPORTING THE STATIC WATER PRESSURE AT THE POC(S) ON AVERAGE IS (65 - 75) PSI AS OF APRIL 31, 2025. THE CONTRACTOR SHALL VERIFY PRESSURE AT THE POC PRIOR TO START OF IRRIGATION WORK AND NOTIFY THE CITY OF DIFFERENCES GREATER THAN 10%.

IRRIGATION ACCEPTANCE:

1. ALL NEW IRRIGATION TO COMPLY WITH THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. COMPLETED WORK WILL BE REVIEWED AND OBSERVED BY CITY. ANY MODIFICATIONS REQUIRED TO MEET THE STANDARDS AS SET FORTH IN THESE LANDSCAPE DOCUMENTS WILL BE SUBMITTED TO THE CITY AND CORRECTED AT THE LANDSCAPE CONTRACTOR'S EXPENSE. CORRECTED ITEMS MUST BE APPROVED BY CITY.
2. UPON FINAL ACCEPTANCE, LANDSCAPE CONTRACTOR SHALL INSTRUCT MAINTENANCE PERSONNEL AS TO THE OPERATION AND MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION AT A TIME AND LOCATION ACCEPTABLE TO BOTH PARTIES TO CONDUCT THIS TRAINING SHALL BE ARRANGED BY THE CONSTRUCTION INSPECTOR.



STATE OF CALIFORNIA ESTIMATED WATER USE

TOTAL WATER USE IS CALCULATED BY SUMMING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE

WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING FORMULA:

ESTIMATED TOTAL WATER USE (ETWU) = GALONS / YEAR PER HYDROZONE

ET ADJUSTMENT FACTOR (**ETAF**) =

0.55 ETAF FOR RESIDENTIAL LANDSCAPE
0.45 ETAF FOR NON-RESIDENTIAL LANDSCAPE
0.8 ETAF FOR EXISTING NON-REHABILITATED LANDSCAPE
SPECIAL LANDSCAPE SHALL NOT EXCEED 1.0 ETF

PLANT FACTOR (PF) = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (**LOW WATER = 0.2**), (**MODERATE = 0.3**), (**HIGH = 0.4**)

HYDROZONE AREA (HA) = (SF OF LANDSCAPE) OR (32 SF / TREE)

CONVERSION FACTOR (CONVERTS ACRE-INCES PER YEAR TO GALLONS PER SQUAR FOOT = **0.62**

IRRIGATION EFFIECIENCY (IE) = **0.75** (OVERHEAD SPRAY) **0.81** (DRIP)

SPECIAL LANDSCAPE AREA (SLA) = SF OF EDIBLE PLANTS, RECREATIONAL AREAS, AREAS IRRIGATION WITH RECYCLED WATER, OR WATER FEATURES USING RECYCLED WATER

EVAPOTRANSPORATION RATE (Eto) = QUANTITY OF WATER EVAPORATED FROM ADJ. SOIL AND TRNASPIRED BY PLANTS OVER A SPECIFIED TIME (**52.20**)

ETWU = [(Eto)*(PF)*(HA)*(0.62)] / (IE)

MAWA = [(Eto)*(0.62)(ETAF) * (SUM OF SLA & HA)] + [(1 - ETAF)* (SLA)]

HYDROZONE "A" (DRIP)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETW (GAL/YEAR	REMARKS
52.2	0.2	13,561.00	0.62	0.81		108,367.46	

HYDROZONE "B" (BUBBLERS)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETW (GAL/YEAR	REMARKS
52.2	0.3	600.00	0.62	0.81		7,192.00	

HYDROZONE "C" (BUBBLERS)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETW (GAL/YEAR	REMARKS
52.2	0.4	-	0.62	0.75		-	

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ETO	SUM OF HA	CONVERSION FACTOR	ETAF	SUM OF SLA	MAWA (GAL/YEAR)	REMARKS
52.2	14,161.00	0.62	0.45	0	206,237.97	

MAXIMUM APPLIED WATER ALLOWANCE (GAL/YEAR) **206,237.97**

MAXIMUM APPLIED WATER ALLOWANCE PERCENT OF ESTIMATED TOTAL WATER USE **56%**

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN

JOSHUA R. CERVANTES

JOSHUA R. CERVANTES

WATERING TIME ADJUSTMENT (HYDROZONE "A" DRIP)

MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC
MAXIMUM MINUTES PER START TIME	16	16	16	16	16	16	16	16	16	16	16	16
START TIMES PER WEEK	2	3	4	6	6	8	8	8	6	4	3	2
TOTAL MINUTES PER WEEK	32	48	64	96	96	128	128	128	96	64	48	32

WATERING TIME ADJUSTMENT (HYDROZONE "B" BUBBLER)

MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC
MAXIMUM MINUTES PER START TIME	5	5	5	5	5	5	5	5	5	5	5	5
START TIMES PER WEEK	2	2	3	4	5	6	6	6	4	3	2	2
TOTAL MINUTES PER WEEK	10	10	15	20	25	30	30	30	20	15	10	10

WATERING SCHEDULE ARE APPROXIMATE PER SEASON AND SHOULD BE ADJUSTED TO REFECT SEASONAL FLUCTUATIONS IN AVERAGE PRECIPITATION

ALL PLANTS TO RECEIVE APPROPRIATE ADDITIONAL 15% HIGHER WATERING DURING INSTALLATION PERIOD IN ORDER TO ESTABLISH HEALTHY AND DEEP ROOT GROWTH

100% DRAWINGS

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PARKS, RECREATION AND LIBRARIES DEPARTMENT

316 VERNON STREET
ROSEVILLE, CA 95678
(916) 746-1758

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CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 5868
Exp. April 2026
STATE OF CALIFORNIA

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT
ROCKY RIDGE DR, ROSEVILLE, CA, 95661

FOR BIDDING ONLY NOT FOR CONSTRUCTION

IRRIGATION NOTES

KEYMAP:

SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L2.0

SHEET: 16 OF 43

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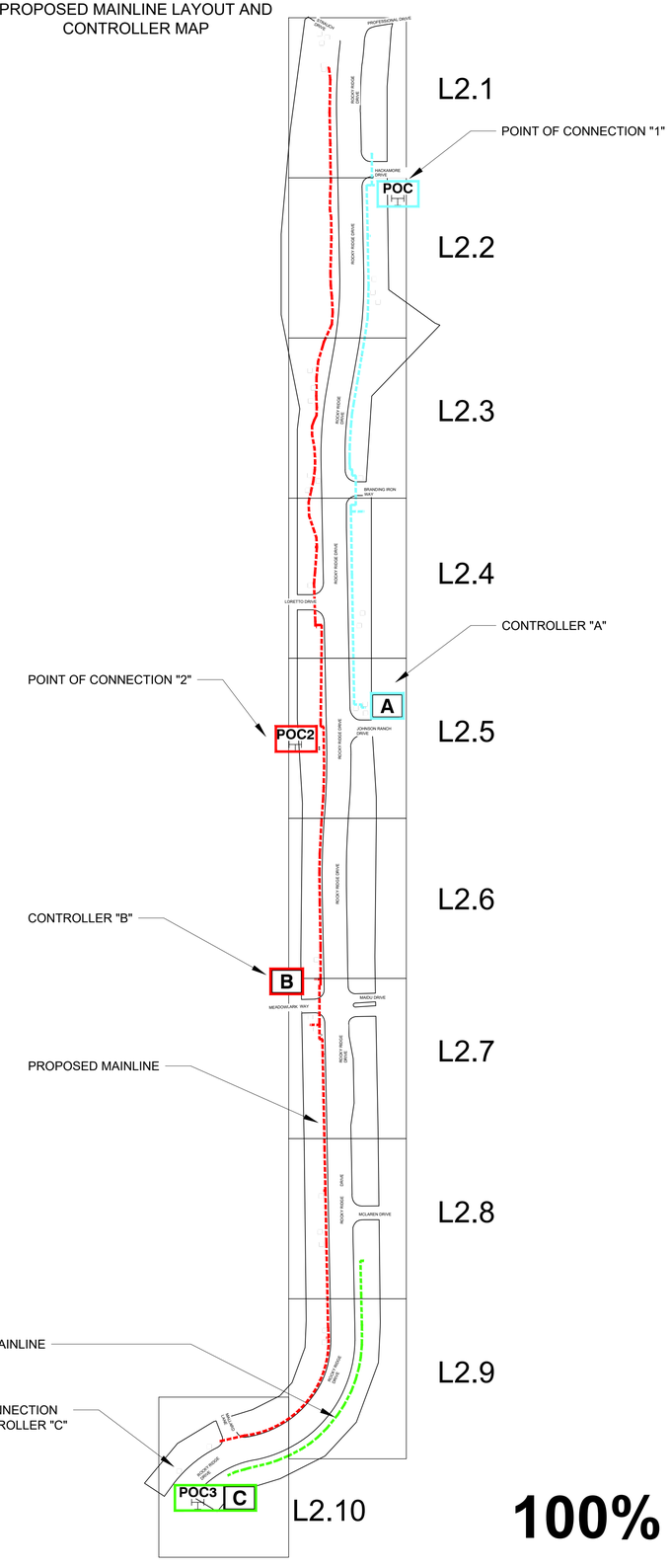
VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	DESIGN PSI	FRICTION LOSS	PSI	PSI @ POC	PRECIP
A1	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	1.78	1,611	30	0.01	37.0	37.0	0.38 in/h
A2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	3.34	1,493	30	0.04	37.0	37.1	0.38 in/h
A3	RAIN BIRD PEB	1"	BUBBLER	3	1,194	25	0.06	26.6	26.6	1.7 in/h
A4	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	2.74	1,188	30	0.19	37.2	37.2	0.38 in/h
A5	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	5.3	1,182	30	0.11	37.4	37.5	0.38 in/h
A6	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	3.63	709.7	30	0.02	37.0	37.2	0.38 in/h
A7	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	4.86	580.8	30	0.02	37.0	37.3	0.38 in/h
A8	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	3.13	337.9	30	0.03	37.0	37.2	0.38 in/h
A9	RAIN BIRD PEB	1"	BUBBLER	2	268.4	25	0.03	26.4	26.5	1.71 in/h
A10	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	4.49	51.5	30	0.07	37.1	37.4	0.38 in/h
A11	RAIN BIRD PEB	1"	BUBBLER	3	34.6	25	0.03	26.5	26.7	1.78 in/h
B1	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	3.11	2,554	30	0.28	37.3	37.5	0.38 in/h
B2	RAIN BIRD PEB	1"	BUBBLER	4	2,547	25	0.42	27.0	27.4	1.71 in/h
B3	RAIN BIRD PEB	1"	BUBBLER	6	1,264	25	2.3	29.0	29.2	1.73 in/h
B4	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	2.34	1,259	30	0.5	37.5	37.5	0.38 in/h
B5	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	1.56	1,254	30	0.1	37.1	37.1	0.38 in/h
B6	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	5.72	1,027	30	0.41	38.1	38.2	0.38 in/h
B7	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	1.57	1,021	30	0.01	37.0	37.0	0.38 in/h
B8	RAIN BIRD PEB	1"	BUBBLER	2	83.9	25	0.34	26.7	26.8	1.77 in/h
B9	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	11.55	79.4	30	8.68	53.2	54.2	0.38 in/h
B10	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	2.28	75.2	30	0.03	37.0	37.1	0.38 in/h
B11	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	2.27	132.7	30	0.03	37.0	37.1	0.38 in/h
B12	RAIN BIRD PEB	1"	BUBBLER	2	136.8	25	0.04	26.4	26.5	1.81 in/h
B13	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	7.31	430.9	30	0.3	39.6	40.3	0.38 in/h
B14	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	2.32	933.9	30	0.11	37.1	37.2	0.38 in/h
B15	RAIN BIRD PEB	1"	BUBBLER	5	966.1	25	0.95	27.6	28.1	1.73 in/h
B16	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	10.65	970.8	30	4.7	48.0	49.9	0.38 in/h
B17	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	3.84	1,446	30	0.2	37.2	37.6	0.38 in/h
B18	RAIN BIRD PEB	1"	BUBBLER	2	1,454	25	0.05	26.5	26.6	1.73 in/h
C1	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	13.32	15.5	30	3.55	50.2	50.3	0.38 in/h
C2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	4.34	767.0	30	0.2	37.2	37.4	0.38 in/h
	Common Wire				6,506					

PROPOSED MAINLINE LAYOUT AND CONTROLLER MAP



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CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 3868
Exp. April 2026
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT

ROCKY RIDGE DR, ROSEVILLE, CA, 95661

FOR BIDDING ONLY

GENERAL IRRIGATION LAYOUT

KEYMAP:

SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L2.01

SHEET: 17 OF 43

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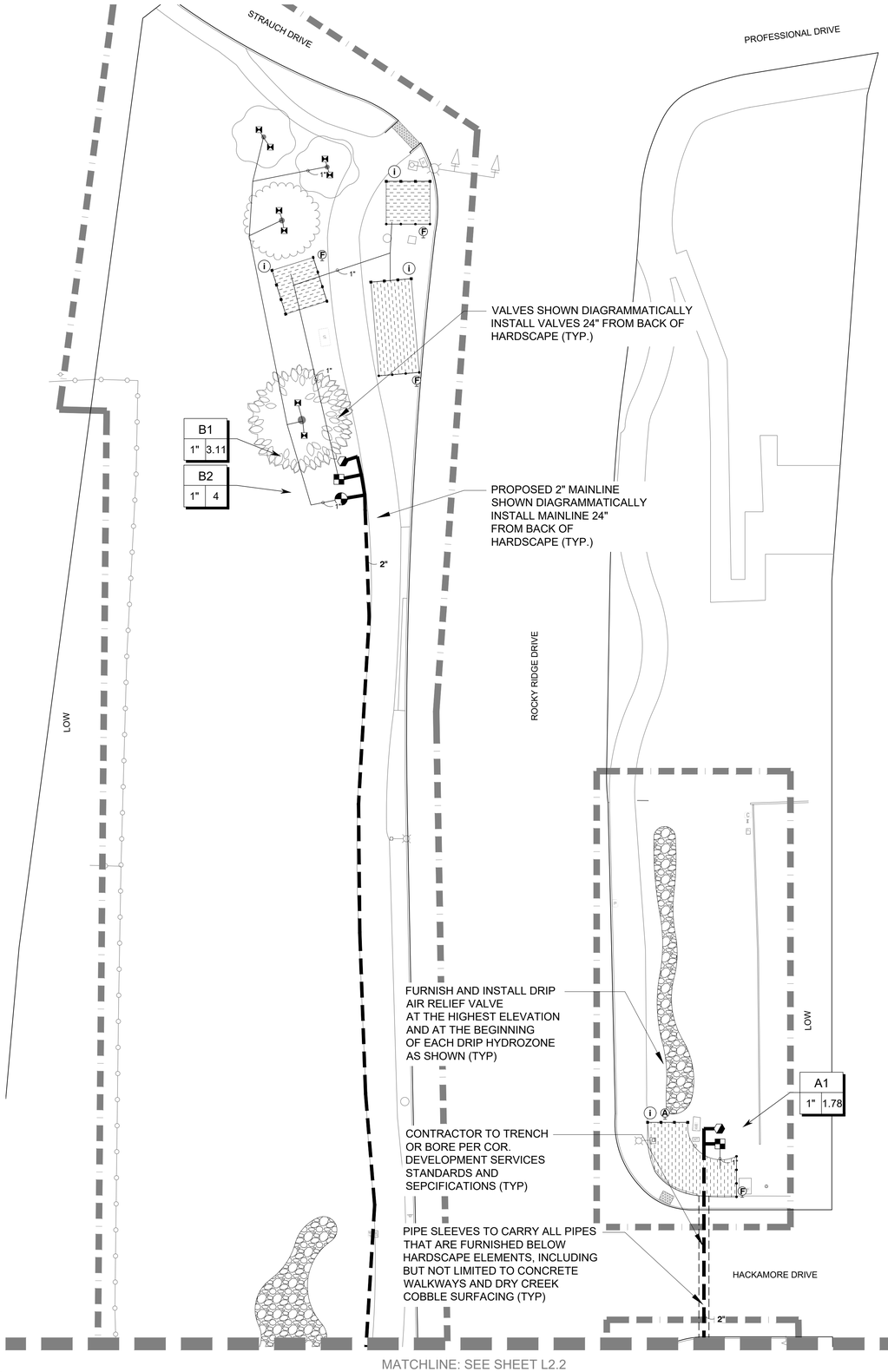

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	58	25	L2.11, PK-IR-8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL FOR COMMERCIAL APPLICATIONS. INCLUDE PEB VALVE WITH PRESSURE REGULATING BASKET FILTER. INSTALL PER DETAIL PK-IR-12	22	L2.12, PK-IR-12
F	DRIPLINE FLUSHING VALVE VALVE SHALL BE SCHEDULE 40 PVC BALL VALVE WITH BRASS HOSE THREAD ADAPTER. INSTALL PER PARKS STANDARDS.	70	L2.13, PK-IR-15
A	NETAFIM 65ARIA075 3/4IN. MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN SUBSURFACE SYSTEMS. ON SLOPING TERRAIN TO PREVENT COLLAPSING OF PIPES. UV RESISTANT. MAXIMUM PRESSURE: 150 PSI.	20	L2.13, 5
I	DRIP OPERATION INDICATOR DRIP SYSTEM OPERATION INDICATOR, RAINBIRD 1812 12" POP UP WITH A 4 VAN NOZZLE SET TO 0 DEGREE PATTERN.	69	L2.13, PK-IR-15
	AREA TO RECEIVE DRIPLINE NETAFIM TLHCVXR-CS-053-19 TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	17,281 LF	L2.13, PK-IR-16

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	9	L2.12, PK-IR-14
A	CONTROLLER - CS3-16-EN-GR-STUBBY 16-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
B	CONTROLLER - CS3-24-EN-GR-STUBBY 24-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
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POC	POINT OF CONNECTION POINT OF CONNECTION - CONTRACTOR TO VERIFY FIELD VERIFY EACH POINT OF CONNECTION AND VERIFY AVAILABLE MAXIMUM FLOW AND SOURCE PRESSURE	1	
POC2	POINT OF CONNECTION POINT OF CONNECTION - CONTRACTOR TO VERIFY FIELD VERIFY EACH POINT OF CONNECTION AND VERIFY AVAILABLE MAXIMUM FLOW AND SOURCE PRESSURE	1	
POC3	POINT OF CONNECTION POINT OF CONNECTION - CONTRACTOR TO VERIFY FIELD VERIFY EACH POINT OF CONNECTION AND VERIFY AVAILABLE MAXIMUM FLOW AND SOURCE PRESSURE	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	5,800 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 2" PVC PIPE & SOLVENT WELD FITTINGS AT 24" DEPTH. MAINLINE MAY BE SHOWN IN HARDSCAPE FOR CLARITY. CONTRACTOR SHALL INSTALL MAINLINE IN PLANTER AREAS 24" FROM EDGE OF HARDSCAPE AND IN 24" DEPTH.	6,500 LF	
	PIPE SLEEVE: PVC SCHEDULE 40 PIPE SLEEVES SHALL BE SCHEDULE 40 PVC. SIZE TO BE TWICE THE SIZE OF THE TOTAL PIPE DIAMETER WITHIN THE SLEEVE, OR AS NOTED, WITH 30" COVER. SLEEVES SHALL BE PLACED UNDER ALL HARDSCPACE ELEMENTS AS SHOWN ON PLANS.	975 LF	
	DRIPLINE SUPPLY HEADER - PLACE AT THE HIGHEST POINT OF DRIPLINE, CONTRACTOR TO FIELD VERIFY ELEVATIONS AND PLACEMENT	-	L2.13, PK-IR-16
	DRIPLINE SUPPLY EXHAUST - PLACE AT THE LOWEST POINT OF DRIPLINE, CONTRACTOR TO FIELD VERIFY ELEVATIONS AND PLACEMENT	-	L2.13, PK-IR-16
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE SHALL BE LINED SIZED PER PLANS. VALVES 3" AND SMALLER SHALL BE NIBCO T-113-LF	8	L2.12, PK-IR-10
	QUICK COUPLING VALVE RAIN BIRD 44-LRC: 1", 2 PIECE BODY WITH 44-K KEY AND SH-1 HOSE SWIVEL. INSTALLED IN LANDSCAPE AREAS	9	L2.13, PK-IR-13

Valve Callout
— Valve Number
#" # — Valve Flow
Valve Size

0' 10' 20' 40'

100% DRAWINGS

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CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 5868
Exp. April 0 26
STATE OF CALIFORNIA

FOR CONSTRUCTION
FOR BIDDING ONLY

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT
ROCKY RIDGE DR, ROSEVILLE, CA, 95661

IRRIGATION PLANS

KEYMAP:

SCALE: 1:20
DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L2.1

SHEET: 18 OF 43

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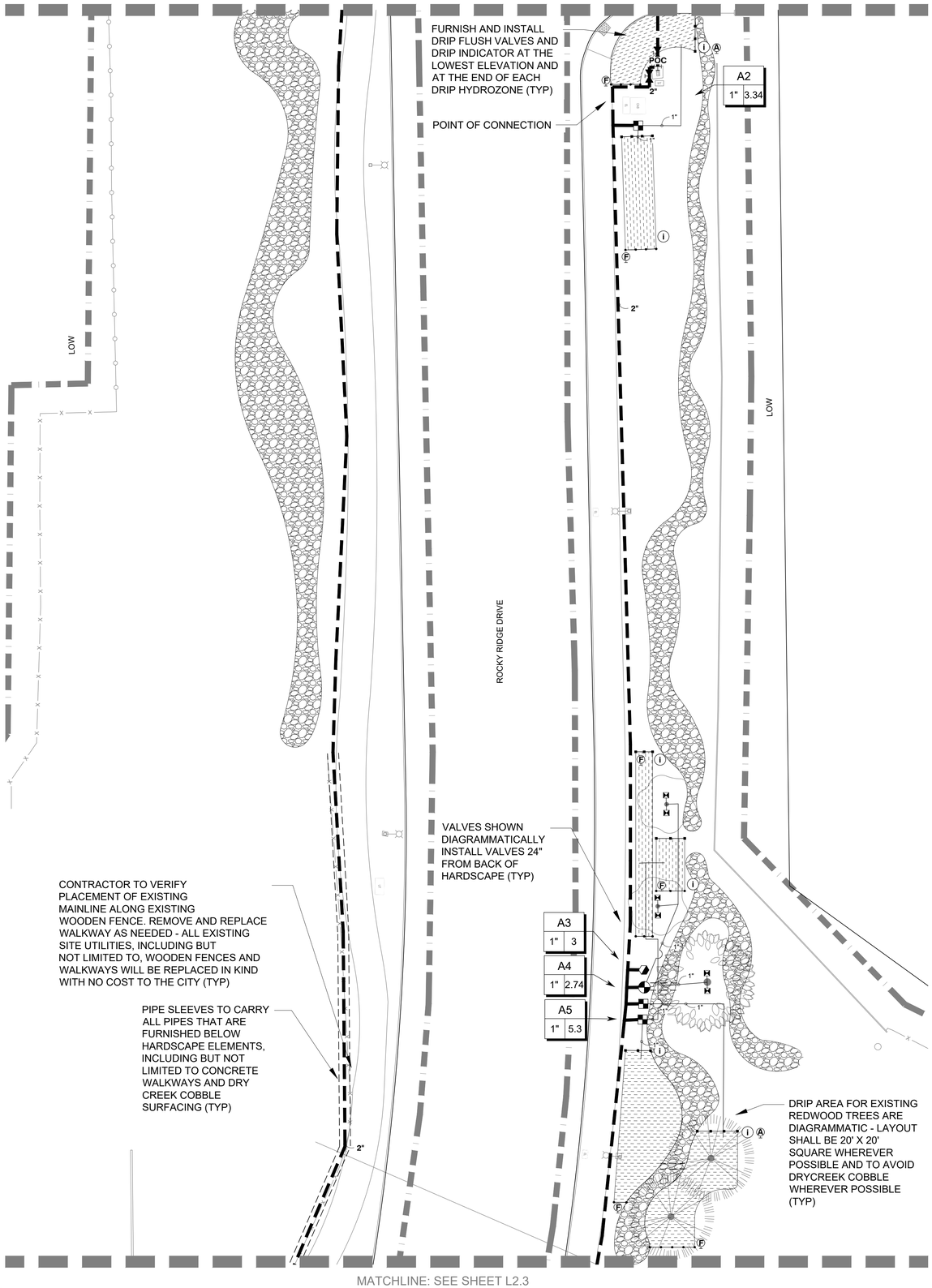

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	58	25	L2.11, PK-IR-8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL FOR COMMERCIAL APPLICATIONS. INCLUDE PEB VALVE WITH PRESSURE REGULATING BASKET FILTER. INSTALL PER DETAIL PK-IR-12	22	L2.12, PK-IR-12
F	DRIPLINE FLUSHING VALVE VALVE SHALL BE SCHEDULE 40 PVC BALL VALVE WITH BRASS HOSE THREAD ADAPTER. INSTALL PER PARKS STANDARDS.	70	L2.13, PK-IR-15
A	NETAFIM 65ARIA075 3/4IN. MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN SUBSURFACE SYSTEMS. ON SLOPING TERRAIN TO PREVENT COLLAPSING OF PIPES. UV RESISTANT. MAXIMUM PRESSURE: 150 PSI.	20	L2.13, 5
i	DRIP OPERATION INDICATOR DRIP SYSTEM OPERATION INDICATOR, RAINBIRD 1812 12" POP UP WITH A 4 VAN NOZZLE SET TO 0 DEGREE PATTERN.	69	L2.13, PK-IR-15
	AREA TO RECEIVE DRIPLINE NETAFIM TLHCVXR-CS-053-19 TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	17,281 LF	L2.13, PK-IR-16

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	9	L2.12, PK-IR-14
A	CONTROLLER - CS3-16-EN-GR-STUBBY 16-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
B	CONTROLLER - CS3-24-EN-GR-STUBBY 24-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
C	CONTROLLER - CS3-08-EN-GR-STUBBY 8-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
POC	POINT OF CONNECTION POINT OF CONNECTION - CONTRACTOR TO VERIFY FIELD VERIFY EACH POINT OF CONNECTION AND VERIFY AVAILABLE MAXIMUM FLOW AND SOURCE PRESSURE	1	
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	PIPE SLEEVE: PVC SCHEDULE 40 PIPE SLEEVES SHALL BE SCHEDULE 40 PVC. SIZE TO BE TWICE THE SIZE OF THE TOTAL PIPE DIAMETER WITHIN THE SLEEVE, OR AS NOTED, WITH 30" COVER. SLEEVES SHALL BE PLACED UNDER ALL HARDSCPACE ELEMENTS AS SHOWN ON PLANS.	975 LF	
	DRIPLINE SUPPLY HEADER - PLACE AT THE HIGHEST POINT OF DRIPLINE, CONTRACTOR TO FIELD VERIFY ELEVATIONS AND PLACEMENT	-	L2.13, PK-IR-16
	DRIPLINE SUPPLY EXHAUST - PLACE AT THE LOWEST POINT OF DRIPLINE, CONTRACTOR TO FIELD VERIFY ELEVATIONS AND PLACEMENT	-	L2.13, PK-IR-16
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE SHALL BE LINED SIZED PER PLANS. VALVES 3" AND SMALLER SHALL BE NIBCO T-113-LF	8	L2.12, PK-IR-10
	QUICK COUPLING VALVE RAIN BIRD 44-LRC: 1", 2 PIECE BODY WITH 44-K KEY AND SH-1 HOSE SWIVEL. INSTALLED IN LANDSCAPE AREAS	9	L2.13, PK-IR-13

Valve Callout
Valve Number
#" Valve Flow
Valve Size

0' 10' 20' 40' N

100% DRAWINGS

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CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 3868
Exp. April 2026
STATE OF CALIFORNIA

FOR CONSTRUCTION
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ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT
ROCKY RIDGE DR, ROSEVILLE, CA, 95661

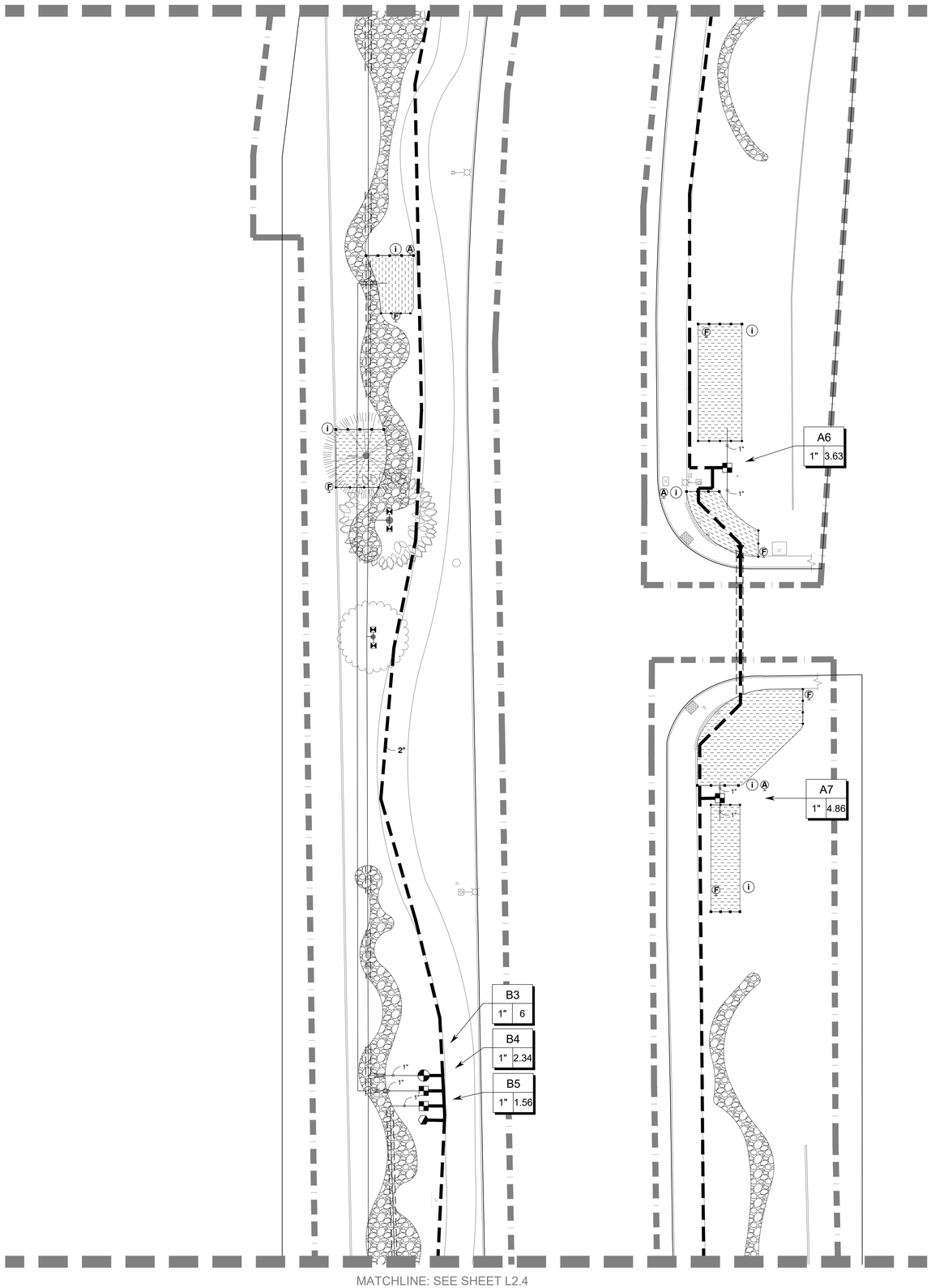
IRRIGATION PLANS

KEYMAP:

SCALE: 1:20
DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L2.2

SHEET: 19 OF 43



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL FOR COMMERCIAL APPLICATIONS. INCLUDE PEB VALVE WITH PRESSURE REGULATING BASKET FILTER. INSTALL PER DETAIL PK-IR-12	22	L2.12, PK-IR-12
F	DRIPLINE FLUSHING VALVE VALVE SHALL BE SCHEDULE 40 PVC BALL VALVE WITH BRASS HOSE THREAD ADAPTER. INSTALL PER PARKS STANDARDS.	70	L2.13, PK-IR-15
A	NETAFIM 65ARIA075 3/4IN. MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN SUBSURFACE SYSTEMS. ON SLOPING TERRAIN TO PREVENT COLLAPSING OF PIPES. UV RESISTANT. MAXIMUM PRESSURE: 150 PSI.	20	L2.13, 5
I	DRIP OPERATION INDICATOR DRIP SYSTEM OPERATION INDICATOR, RAINBIRD 1812 12" POP UP WITH A 4 VAN NOZZLE SET TO 0 DEGREE PATTERN.	69	L2.13, PK-IR-15
	AREA TO RECEIVE DRIPLINE NETAFIM TLHCVXR-CS-053-18 TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	17,281 LF	L2.13, PK-IR-16

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	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	9	L2.12, PK-IR-14
A	CONTROLLER - CS3-16-EN-GR-STUBBY 16-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
B	CONTROLLER - CS3-24-EN-GR-STUBBY 24-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
C	CONTROLLER - CS3-08-EN-GR-STUBBY 8-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
POC	POINT OF CONNECTION POINT OF CONNECTION - CONTRACTOR TO VERIFY FIELD VERIFY EACH POINT OF CONNECTION AND VERIFY AVAILABLE MAXIMUM FLOW AND SOURCE PRESSURE	1	
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	DRIPLINE SUPPLY HEADER - PLACE AT THE HIGHEST POINT OF DRIPLINE, CONTRACTOR TO FIELD VERIFY ELEVATIONS AND PLACEMENT	-	L2.13, PK-IR-16
	DRIPLINE SUPPLY EXHAUST - PLACE AT THE LOWEST POINT OF DRIPLINE, CONTRACTOR TO FIELD VERIFY ELEVATIONS AND PLACEMENT	-	L2.13, PK-IR-16
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE SHALL BE LINED SIZED PER PLANS. VALVES 3" AND SMALLER SHALL BE NIBCO T-113-LF	8	L2.12, PK-IR-10
	QUICK COUPLING VALVE RAIN BIRD 44-LRC: 1", 2 PIECE BODY WITH 44-K KEY AND SH-1 HOSE SWIVEL. INSTALLED IN LANDSCAPE AREAS	9	L2.13, PK-IR-13

Valve Callout
— Valve Number
#" — Valve Flow
— Valve Size

0' 10' 20' 40'

N

100% DRAWINGS

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CONSULTANTS:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 5868
Exp. April 0 26
STATE OF CALIFORNIA

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ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT
ROCKY RIDGE DR, ROSEVILLE, CA, 95661

IRRIGATION PLANS

KEYMAP:

SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L2.3

SHEET: 20 OF 43

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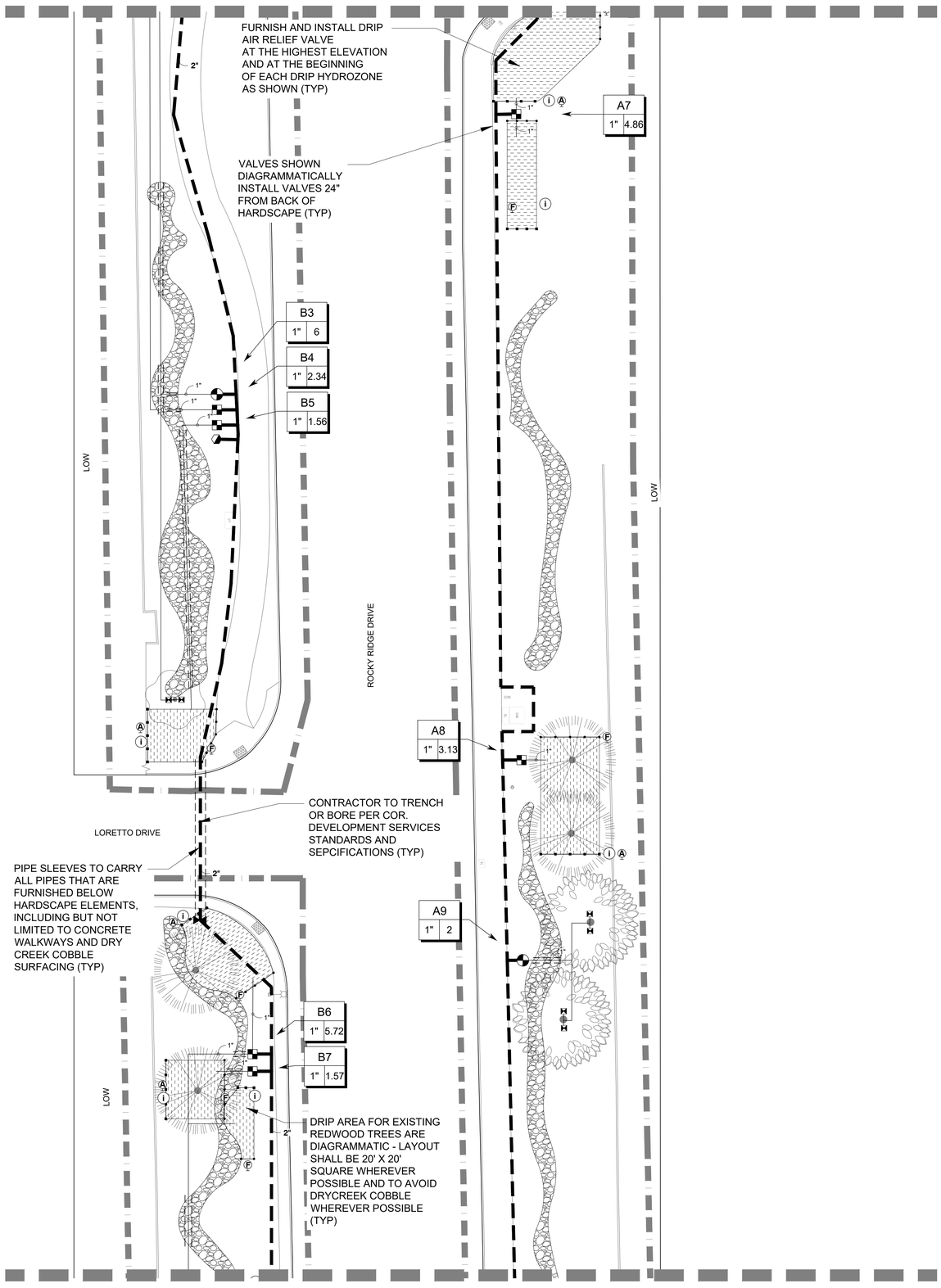

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	58	25	L2.11, PK-IR-8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL FOR COMMERCIAL APPLICATIONS. INCLUDE PEB VALVE WITH PRESSURE REGULATING BASKET FILTER. INSTALL PER DETAIL PK-IR-12	22	L2.12, PK-IR-12
F	DRIPLINE FLUSHING VALVE VALVE SHALL BE SCHEDULE 40 PVC BALL VALVE WITH BRASS HOSE THREAD ADAPTER. INSTALL PER PARKS STANDARDS.	70	L2.13, PK-IR-15
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I	DRIP OPERATION INDICATOR DRIP SYSTEM OPERATION INDICATOR, RAINBIRD 1812 12" POP UP WITH A 4 VAN NOZZLE SET TO 0 DEGREE PATTERN.	69	L2.13, PK-IR-15
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Valve Callout
Valve Number
#" Valve Flow
Valve Size

0' 10' 20' 40'

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100% DRAWINGS

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ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT
ROCKY RIDGE DR, ROSEVILLE, CA, 95661

IRRIGATION PLANS

KEYMAP:

SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L2.4

SHEET: 21 OF 43

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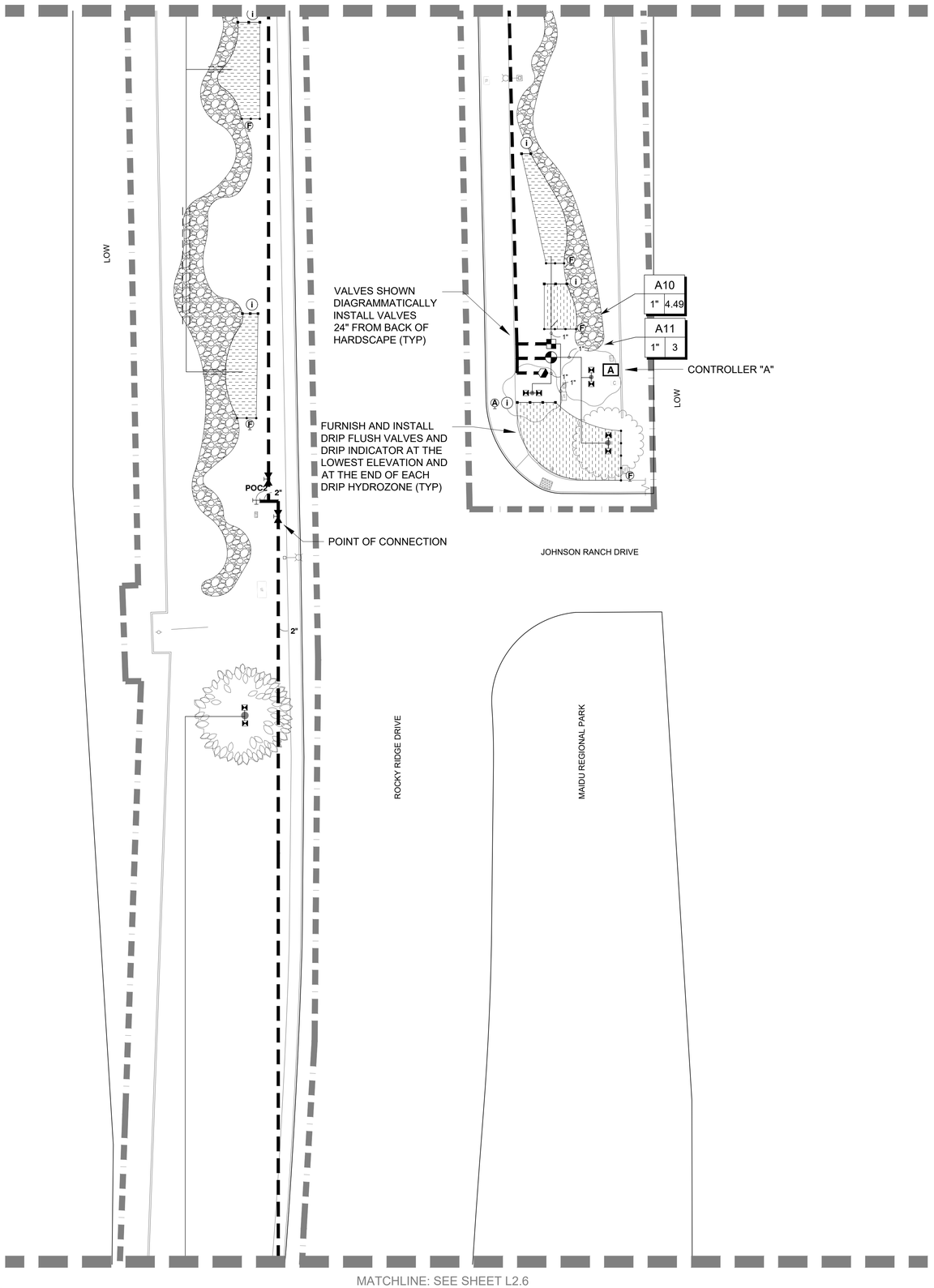

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A	NETAFIM 65ARIA075 3/4IN. MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN SUBSURFACE SYSTEMS. ON SLOPING TERRAIN TO PREVENT COLLAPSING OF PIPES. UV RESISTANT. MAXIMUM PRESSURE: 150 PSI.	20	L2.13, 5
I	DRIP OPERATION INDICATOR DRIP SYSTEM OPERATION INDICATOR, RAINBIRD 1812 12" POP UP WITH A 4 VAN NOZZLE SET TO 0 DEGREE PATTERN.	69	L2.13, PK-IR-15
	AREA TO RECEIVE DRIPLINE NETAFIM TLHCVXR-CS-053-19 TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	17,281 LF	L2.13, PK-IR-16

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	9	L2.12, PK-IR-14
A	CONTROLLER - CS3-16-EN-GR-STUBBY 16-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
B	CONTROLLER - CS3-24-EN-GR-STUBBY 24-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
C	CONTROLLER - CS3-08-EN-GR-STUBBY 8-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
POC	POINT OF CONNECTION POINT OF CONNECTION - CONTRACTOR TO VERIFY FIELD VERIFY EACH POINT OF CONNECTION AND VERIFY AVAILABLE MAXIMUM FLOW AND SOURCE PRESSURE	1	
POC2	POINT OF CONNECTION POINT OF CONNECTION - CONTRACTOR TO VERIFY FIELD VERIFY EACH POINT OF CONNECTION AND VERIFY AVAILABLE MAXIMUM FLOW AND SOURCE PRESSURE	1	
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	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	5,800 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 2" PVC PIPE & SOLVENT WELD FITTINGS AT 24" DEPTH. MAINLINE MAY BE SHOWN IN HARDSCAPE FOR CLARITY. CONTRACTOR SHALL INSTALL MAINLINE IN PLANTER AREAS 24" FROM EDGE OF HARDSCAPE AND IN 24" DEPTH.	6,500 LF	
	PIPE SLEEVE: PVC SCHEDULE 40 PIPE SLEEVES SHALL BE SCHEDULE 40 PVC. SIZE TO BE TWICE THE SIZE OF THE TOTAL PIPE DIAMETER WITHIN THE SLEEVE, OR AS NOTED, WITH 30" COVER. SLEEVES SHALL BE PLACED UNDER ALL HARDSCPACE ELEMENTS AS SHOWN ON PLANS.	975 LF	
	DRIPLINE SUPPLY HEADER - PLACE AT THE HIGHEST POINT OF DRIPLINE, CONTRACTOR TO FIELD VERIFY ELEVATIONS AND PLACEMENT	-	L2.13, PK-IR-16
	DRIPLINE SUPPLY EXHAUST - PLACE AT THE LOWEST POINT OF DRIPLINE, CONTRACTOR TO FIELD VERIFY ELEVATIONS AND PLACEMENT	-	L2.13, PK-IR-16
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE SHALL BE LINED SIZED PER PLANS. VALVES 3" AND SMALLER SHALL BE NIBCO T-113-LF	8	L2.12, PK-IR-10
	QUICK COUPLING VALVE RAIN BIRD 44-LRC: 1", 2 PIECE BODY WITH 44-K KEY AND SH-1 HOSE SWIVEL. INSTALLED IN LANDSCAPE AREAS	9	L2.13, PK-IR-13

Valve Callout
— Valve Number
#" — Valve Flow
Valve Size

0' 10' 20' 40'

N

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CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 5868
Exp. April 30, 26
STATE OF CALIFORNIA

FOR BIDDING ONLY NOT FOR CONSTRUCTION

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT
ROCKY RIDGE DR, ROSEVILLE, CA, 95661

IRRIGATION PLANS

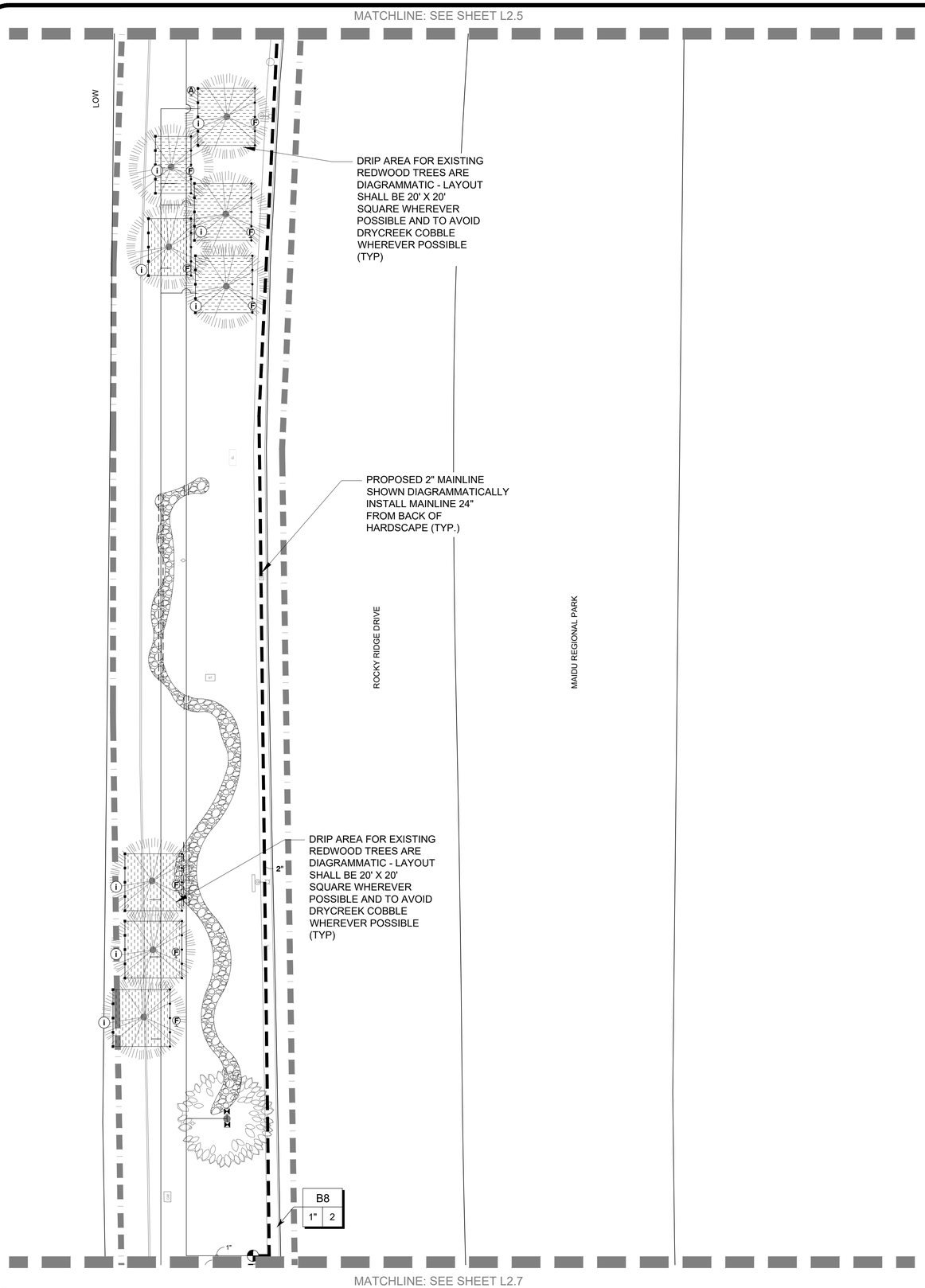
KEYMAP:

SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L2.5

SHEET: 22 OF 43



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	58	25	L2.11, PK-IR-8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL FOR COMMERCIAL APPLICATIONS. INCLUDE PEB VALVE WITH PRESSURE REGULATING BASKET FILTER. INSTALL PER DETAIL PK-IR-12	22	L2.12, PK-IR-12
F	DRIPLINE FLUSHING VALVE VALVE SHALL BE SCHEDULE 40 PVC BALL VALVE WITH BRASS HOSE THREAD ADAPTER. INSTALL PER PARKS STANDARDS.	70	L2.13, PK-IR-15
A	NETAFIM 65ARIA075 3/4IN. MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN SUBSURFACE SYSTEMS. ON SLOPING TERRAIN TO PREVENT COLLAPSING OF PIPES. UV RESISTANT. MAXIMUM PRESSURE: 150 PSI.	20	L2.13, 5
I	DRIP OPERATION INDICATOR DRIP SYSTEM OPERATION INDICATOR, RAINBIRD 1812 12" POP UP WITH A 4 VAN NOZZLE SET TO 0 DEGREE PATTERN.	69	L2.13, PK-IR-15
	AREA TO RECEIVE DRIPLINE NETAFIM TLHCVXR-CS-053-19 TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	17,281 LF	L2.13, PK-IR-16

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	9	L2.12, PK-IR-14
A	CONTROLLER - CS3-16-EN-GR-STUBBY 16-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
B	CONTROLLER - CS3-24-EN-GR-STUBBY 24-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
C	CONTROLLER - CS3-08-EN-GR-STUBBY 8-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
POC	POINT OF CONNECTION POINT OF CONNECTION - CONTRACTOR TO VERIFY FIELD VERIFY EACH POINT OF CONNECTION AND VERIFY AVAILABLE MAXIMUM FLOW AND SOURCE PRESSURE	1	
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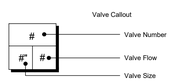
	DRIPLINE SUPPLY HEADER - PLACE AT THE HIGHEST POINT OF DRIPLINE, CONTRACTOR TO FIELD VERIFY ELEVATIONS AND PLACEMENT	-	L2.13, PK-IR-16
	DRIPLINE SUPPLY EXHAUST - PLACE AT THE LOWEST POINT OF DRIPLINE, CONTRACTOR TO FIELD VERIFY ELEVATIONS AND PLACEMENT	-	L2.13, PK-IR-16
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE SHALL BE LINED SIZED PER PLANS. VALVES 3" AND SMALLER SHALL BE NIBCO T-113-LF	8	L2.12, PK-IR-10
	QUICK COUPLING VALVE RAIN BIRD 44-LRC: 1", 2 PIECE BODY WITH 44-K KEY AND SH-1 HOSE SWIVEL. INSTALLED IN LANDSCAPE AREAS	9	L2.13, PK-IR-13

Valve Callout



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CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
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ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT

ROCKY RIDGE DR, ROSEVILLE, CA, 95661

IRRIGATION PLANS

KEYMAP:

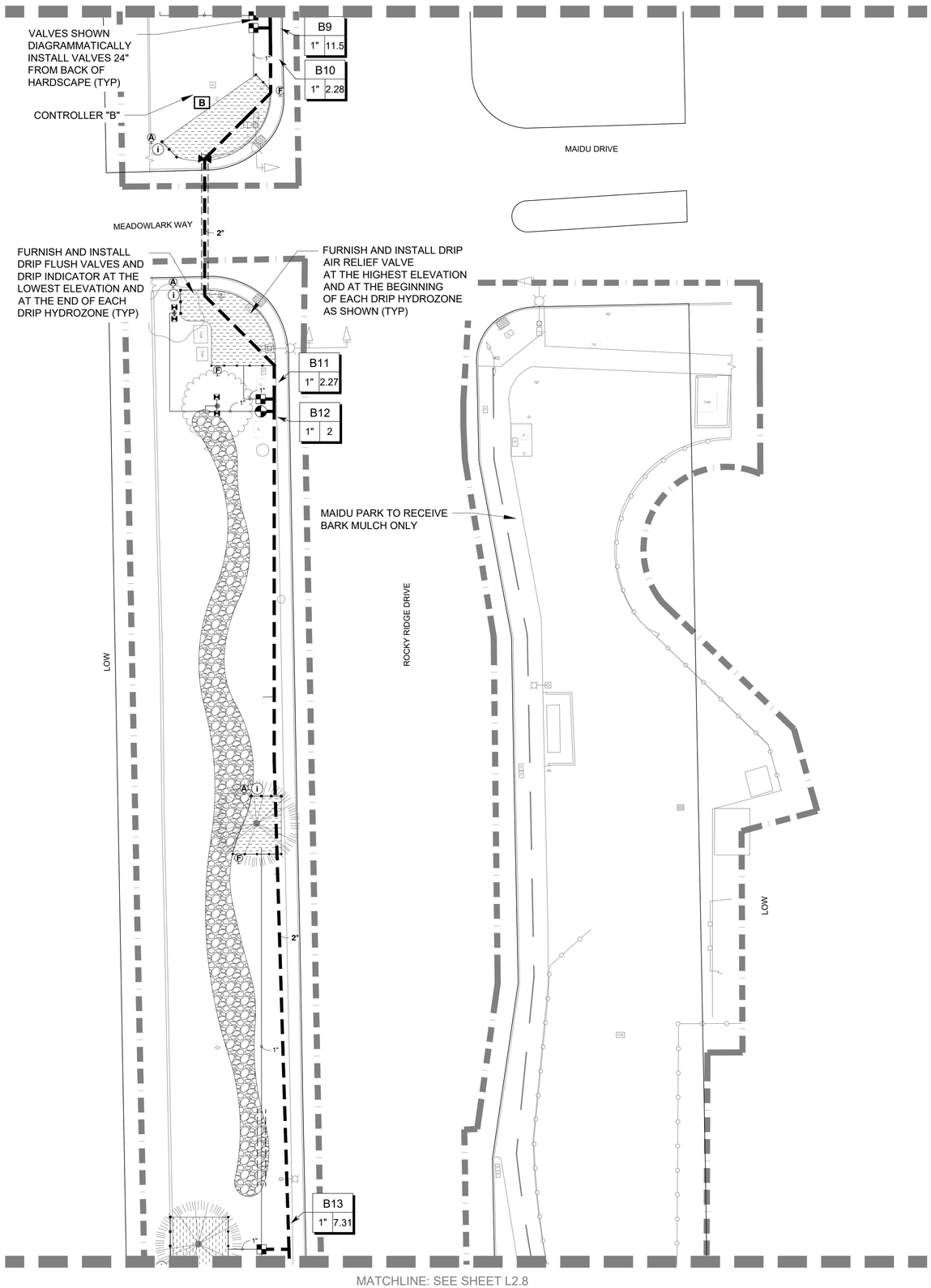


SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L2.6

SHEET: 23 OF 43



IRRIGATION SCHEDULE

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1401 1402 1404	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	58	25	L2.11, PK-IR-8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL FOR COMMERCIAL APPLICATIONS. INCLUDE PEB VALVE WITH PRESSURE REGULATING BASKET FILTER. INSTALL PER DETAIL PK-IR-12	22	L2.12, PK-IR-12
F	DRIPLINE FLUSHING VALVE VALVE SHALL BE SCHEDULE 40 PVC BALL VALVE WITH BRASS HOSE THREAD ADAPTER. INSTALL PER PARKS STANDARDS.	70	L2.13, PK-IR-15
A	NETAFIM 65ARIA075 3/4IN. MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN SUBSURFACE SYSTEMS. ON SLOPING TERRAIN TO PREVENT COLLAPSING OF PIPES. UV RESISTANT. MAXIMUM PRESSURE: 150 PSI.	20	L2.13, 5
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
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A	CONTROLLER - CS3-16-EN-GR-STUBBY 16-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
B	CONTROLLER - CS3-24-EN-GR-STUBBY 24-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
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POC	POINT OF CONNECTION POINT OF CONNECTION - CONTRACTOR TO VERIFY FIELD VERIFY EACH POINT OF CONNECTION AND VERIFY AVAILABLE MAXIMUM FLOW AND SOURCE PRESSURE	1	
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	DRIPLINE SUPPLY HEADER - PLACE AT THE HIGHEST POINT OF DRIPLINE, CONTRACTOR TO FIELD VERIFY ELEVATIONS AND PLACEMENT	-	L2.13, PK-IR-16
	DRIPLINE SUPPLY EXHAUST - PLACE AT THE LOWEST POINT OF DRIPLINE, CONTRACTOR TO FIELD VERIFY ELEVATIONS AND PLACEMENT	-	L2.13, PK-IR-16
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE SHALL BE LINED SIZED PER PLANS. VALVES 3" AND SMALLER SHALL BE NIBCO T-113-LF	8	L2.12, PK-IR-10
	QUICK COUPLING VALVE RAIN BIRD 44-LRC: 1", 2 PIECE BODY WITH 44-K KEY AND SH-1 HOSE SWIVEL. INSTALLED IN LANDSCAPE AREAS	9	L2.13, PK-IR-13

Valve Callout
Valve Number
#" Valve Flow
Valve Size

0' 10' 20' 40' N

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CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 5868
Exp. April 2026
STATE OF CALIFORNIA

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT
ROCKY RIDGE DR, ROSEVILLE, CA, 95661

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IRRIGATION PLANS

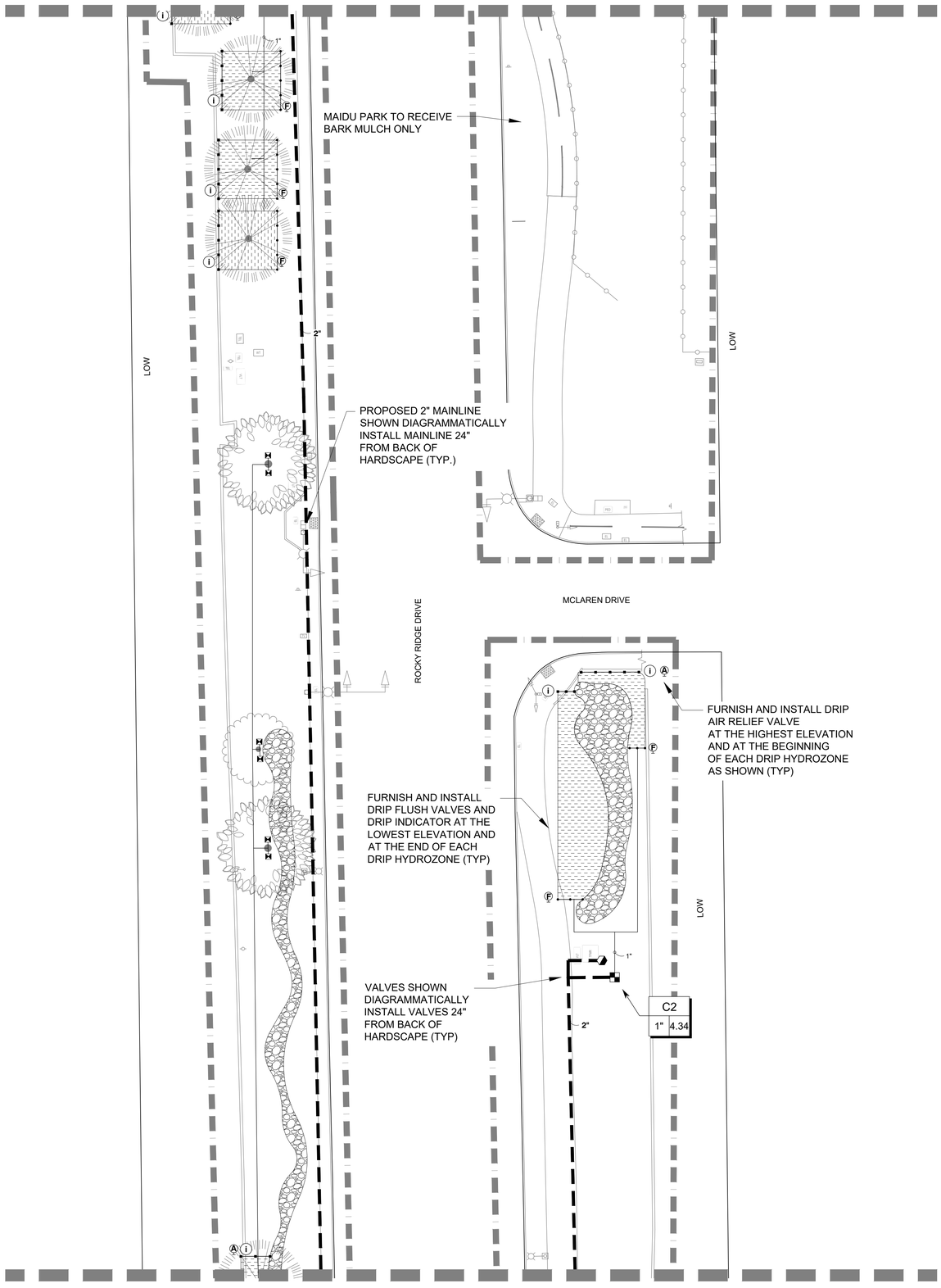
KEYMAP:

SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L2.7

SHEET: 24 OF 43



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
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	AREA TO RECEIVE DRIPLINE NETAFIM TLHCVXR-CS-053-19 TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	17,281 LF	L2.13, PK-IR-16

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A	CONTROLLER - CS3-16-EN-GR-STUBBY 16-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
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	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE SHALL BE LINED SIZED PER PLANS. VALVES 3" AND SMALLER SHALL BE NIBCO T-113-LF	8	L2.12, PK-IR-10
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Valve Callout
Valve Number
#" # Valve Flow
Valve Size

0' 10' 20' 40'

N

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ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT
ROCKY RIDGE DR, ROSEVILLE, CA, 95661

IRRIGATION PLANS

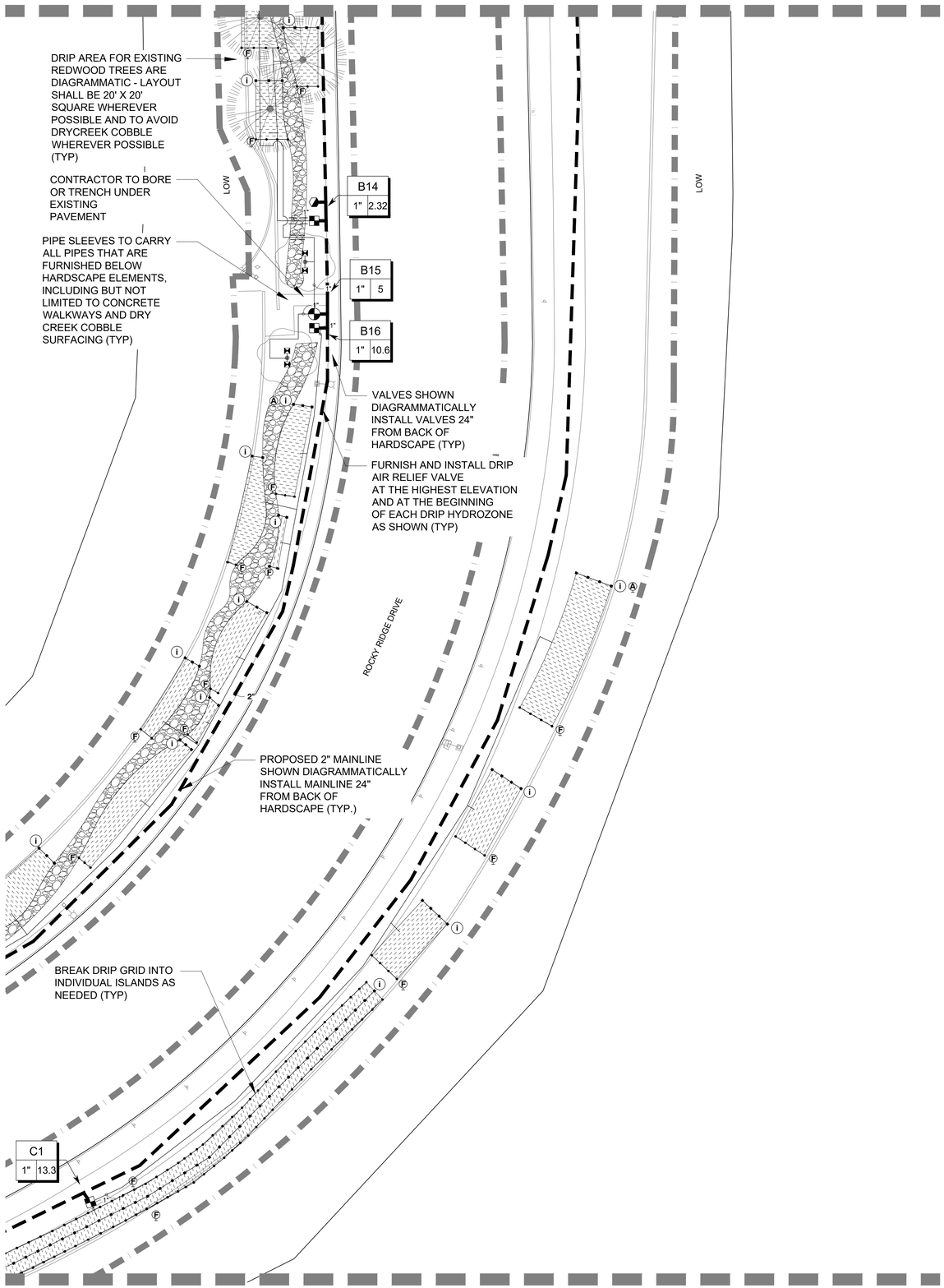
KEYMAP:

SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L2.8

SHEET: 25 OF 43



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	58	25	L2.11, PK-IR-8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL FOR COMMERCIAL APPLICATIONS. INCLUDE PEB VALVE WITH PRESSURE REGULATING BASKET FILTER. INSTALL PER DETAIL PK-IR-12	22	L2.12, PK-IR-12
F	DRIPLINE FLUSHING VALVE VALVE SHALL BE SCHEDULE 40 PVC BALL VALVE WITH BRASS HOSE THREAD ADAPTER. INSTALL PER PARKS STANDARDS.	70	L2.13, PK-IR-15
A	NETAFIM 65ARIA075 3/4IN. MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN SUBSURFACE SYSTEMS. ON SLOPING TERRAIN TO PREVENT COLLAPSING OF PIPES. UV RESISTANT. MAXIMUM PRESSURE: 150 PSI.	20	L2.13, 5
I	DRIP OPERATION INDICATOR DRIP SYSTEM OPERATION INDICATOR, RAINBIRD 1812 12" POP UP WITH A 4 VAN NOZZLE SET TO 0 DEGREE PATTERN.	69	L2.13, PK-IR-15
	AREA TO RECEIVE DRIPLINE NETAFIM TLHCVXR-CS-053-19 TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	17,281 LF	L2.13, PK-IR-16

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	9	L2.12, PK-IR-14
A	CONTROLLER - CS3-16-EN-GR-STUBBY 16-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
B	CONTROLLER - CS3-24-EN-GR-STUBBY 24-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
C	CONTROLLER - CS3-08-EN-GR-STUBBY 8-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
POC	POINT OF CONNECTION POINT OF CONNECTION - CONTRACTOR TO VERIFY FIELD VERIFY EACH POINT OF CONNECTION AND VERIFY AVAILABLE MAXIMUM FLOW AND SOURCE PRESSURE	1	
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	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	5,800 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 2" PVC PIPE & SOLVENT WELD FITTINGS AT 24" DEPTH. MAINLINE MAY BE SHOWN IN HARDSCAPE FOR CLARITY. CONTRACTOR SHALL INSTALL MAINLINE IN PLANTER AREAS 24" FROM EDGE OF HARDSCAPE AND IN 24" DEPTH.	6,500 LF	
	PIPE SLEEVE: PVC SCHEDULE 40 PIPE SLEEVES SHALL BE SCHEDULE 40 PVC. SIZE TO BE TWICE THE SIZE OF THE TOTAL PIPE DIAMETER WITHIN THE SLEEVE, OR AS NOTED, WITH 30" COVER. SLEEVES SHALL BE PLACED UNDER ALL HARDSCPACE ELEMENTS AS SHOWN ON PLANS.	975 LF	
	DRIPLINE SUPPLY HEADER - PLACE AT THE HIGHEST POINT OF DRIPLINE, CONTRACTOR TO FIELD VERIFY ELEVATIONS AND PLACEMENT	-	L2.13, PK-IR-16
	DRIPLINE SUPPLY EXHAUST - PLACE AT THE LOWEST POINT OF DRIPLINE, CONTRACTOR TO FIELD VERIFY ELEVATIONS AND PLACEMENT	-	L2.13, PK-IR-16
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE SHALL BE LINED SIZED PER PLANS. VALVES 3" AND SMALLER SHALL BE NIBCO T-113-LF	8	L2.12, PK-IR-10
	QUICK COUPLING VALVE RAIN BIRD 44-LRC: 1", 2 PIECE BODY WITH 44-K KEY AND SH-1 HOSE SWIVEL. INSTALLED IN LANDSCAPE AREAS	9	L2.13, PK-IR-13

Valve Callout
Valve Number
#" # Valve Flow
Valve Size

0' 10' 20' 40'

N

100% DRAWINGS

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316 VERNON STREET
ROSEVILLE, CA 95678
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CWJ-
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CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 3868
Exp. April 30, 26
STATE OF CALIFORNIA

FOR CONSTRUCTION
FOR BIDDING ONLY

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ROCKY RIDGE DR, ROSEVILLE, CA, 95661

IRRIGATION PLANS

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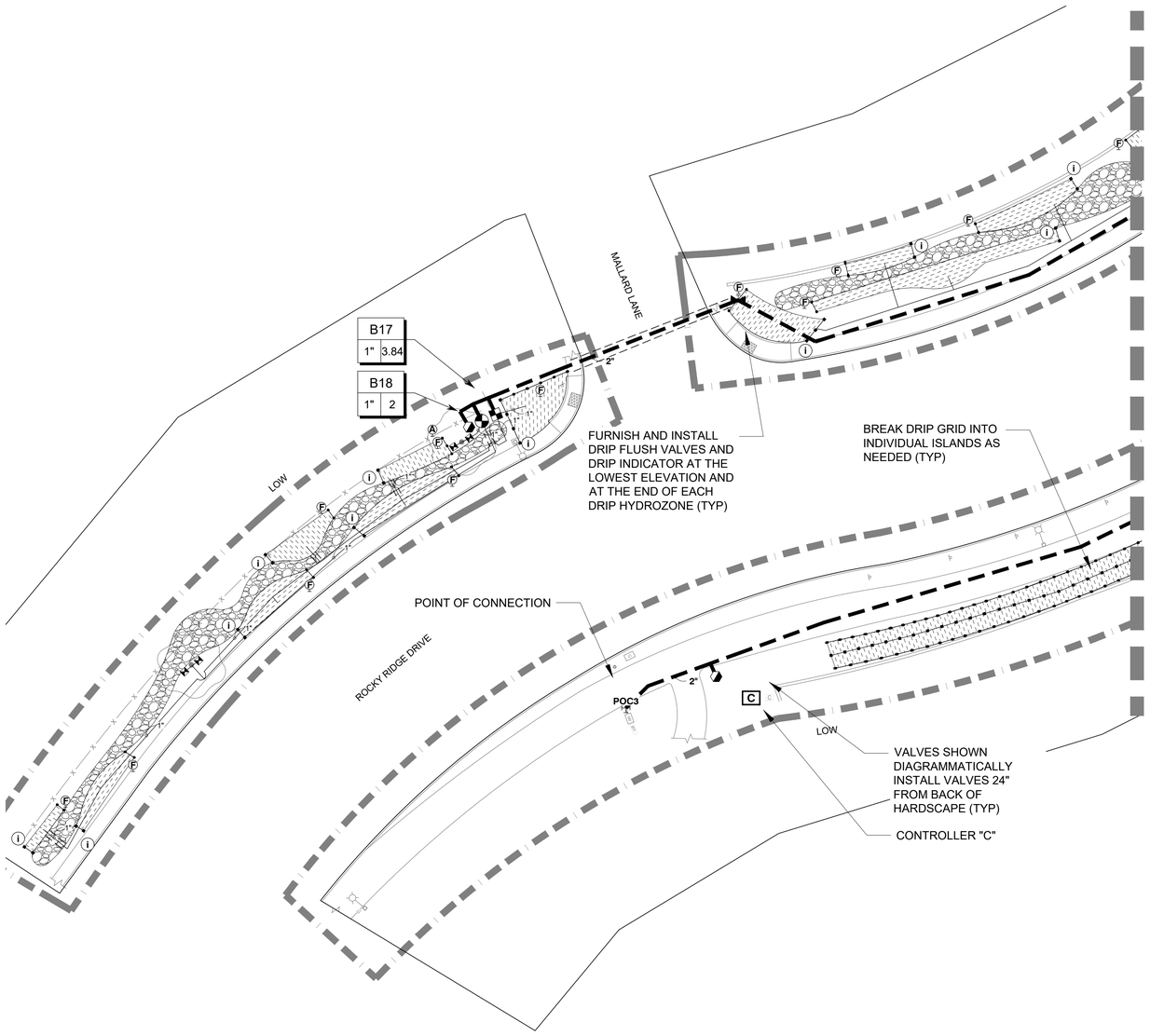

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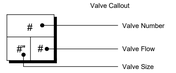
Valve Callout



0' 10' 20' 40'

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CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 5868
Exp. April 2026
STATE OF CALIFORNIA

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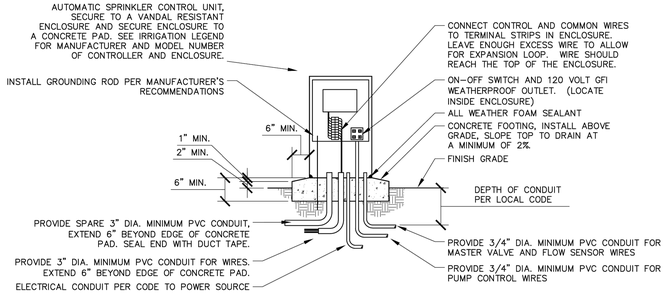


JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

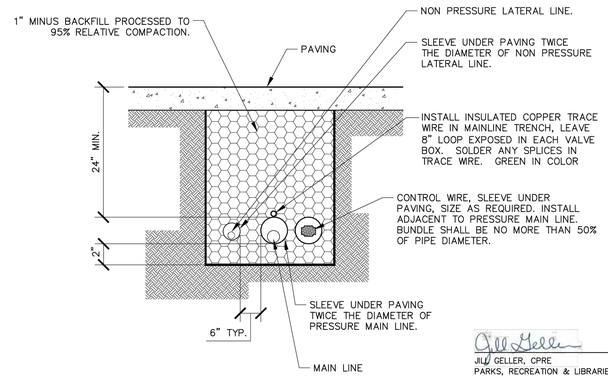
NOTES
1. COMMON WIRE TO BE WHITE & CONTROL WIRE TO BE RED IN COLOR. BUNDLE AND TAPE AT INTERVALS OF 10 FT. O. C.
2. NO SPLICES SHALL BE MADE BETWEEN CONTROLLER AND REMOTE CONTROL VALVES UNDER 500 LINEAL FEET.
3. ORDER WITH MANUFACTURER'S FACTORY FINISH STAINLESS STEEL.
4. INSULATE AROUND INSIDE BASE OF BOX WITH ALL WEATHER FOAM SEALANT.
5. GROUNDING ROD SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS..
6. GROUND TEST TO BE CONDUCTED AFTER INSTALLATION, NOT TO EXCEED 25 OHMS.
7. MASTER VALVE WIRE SHALL BE BLUE.
8. PROVIDE COLOR CODED MAP OF VALVE LOCATIONS.
9. EXTEND PAVING 24" AT FRONT OF CONTROLLER TO ALLOW FOR CLEAR ACCESS.

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

CONTROLLER

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-IR-1



JILL GELLER, CPRE
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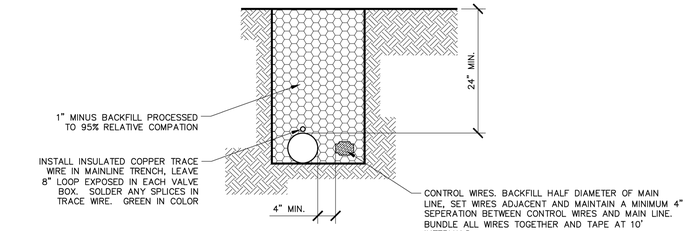
NOTES
1. ALL SLEEVES TO BE SCHEDULE 40 PVC.
2. EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING.
3. CAP BOTH ENDS OF ALL SPARE SLEEVES AND MARK BOTH ENDS WITH 3M LOCATOR BALLS.
4. INSTALL SPARE SLEEVE UNDER ROADWAYS

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

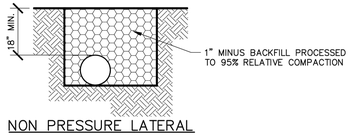
PIPE AT PAVEMENT

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-IR-4



PRESSURE MAIN LINE



NON PRESSURE LATERAL

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PARKS, RECREATION & LIBRARIES DIRECTOR

NOTES
1. RECLAIMED WATER REQUIRES BURIED TAPE LINE PER PUBLIC WORKS CONSTRUCTION STANDARDS.

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

PIPE TRENCH

SCALE: NONE
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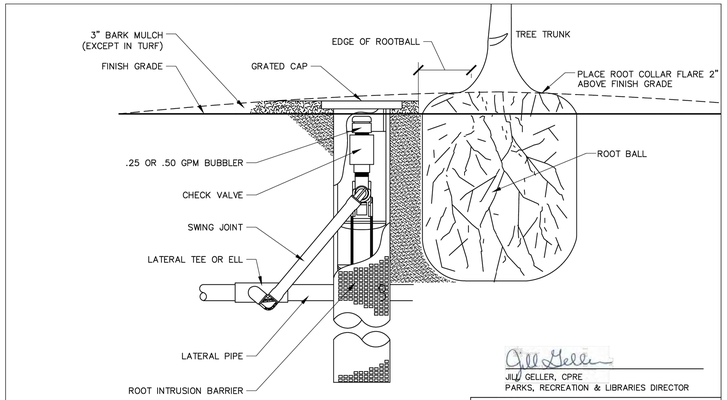
PK-IR-5



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NOTE
1. INSTALL FILTER FABRIC SLEEVE
2. SEE PLANS AND SPECS FOR APPROVED MANUFACTURERS AND MODEL NUMBERS

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

ROOT WATERING SYSTEM

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-IR-8

1 CITY STANDARD DETAILS
N.T.S.

CITY OF ROSEVILLE
TRADITION-PRIDE-PROGRESS

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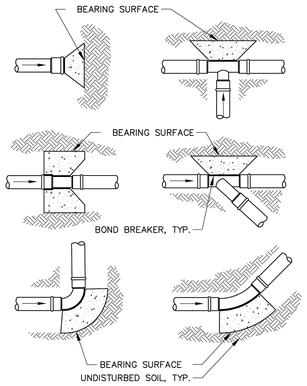

MINIMUM BEARING SURFACE AREA

PIPE SIZE	TEE AND PLUG	90 DEGREE BEND	45 DEGREE BEND
1–1/2"	0.45 SQ. FT.	0.63 SQ. FT.	0.34 SQ. FT.
2"	0.69 SQ. FT.	0.97 SQ. FT.	0.53 SQ. FT.
2–1/2"	1.0 SQ. FT.	1.41 SQ. FT.	0.77 SQ. FT.
3"	1.48 SQ. FT.	2.10 SQ. FT.	1.14 SQ. FT.
4"	2.43 SQ. FT.	3.45 SQ. FT.	1.87 SQ. FT.
6"	5.25 SQ. FT.	7.41 SQ. FT.	4.02 SQ. FT.
8"	9.08 SQ. FT.	12.83 SQ. FT.	6.96 SQ. FT.
10"	14.93 SQ. FT.	21.07 SQ. FT.	11.44 SQ. FT.

NOTES
1. SIZE THRUST BLOCKS AS SPECIFIED ABOVE.
2. DO NOT ENCASE CONTROL WIRES IN THE CONCRETE.
3. ALL FITTINGS MUST BE WRAPPED WITH POLYETHYLENE TO PREVENT CONCRETE FROM ADHERING TO BOLTS OR PIPES.
4. JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS.

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PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

THRUST BLOCKS

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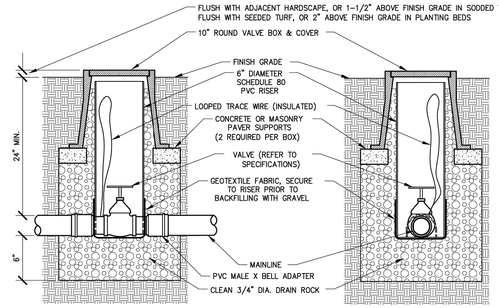
PK–IR–9



NOTES
1. COMPACT SOIL AROUND BOX TO 90% MINIMUM COMPACTION.
2. PLACE DRAIN ROCK PRIOR TO INSTALLING VALVE BOX.
3. GATE VALVE AND FITTINGS SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
4. USE TEFLON TAPE ON ALL THREADED FITTINGS.
5. LOCATE VALVES IN SHRUB/GROUNDCOVER AREAS WHENEVER POSSIBLE.
6. LOOP EXTRA TRACER WIRE UP TO TOP OF BOX.

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PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

VALVE 3 INCH AND SMALLER

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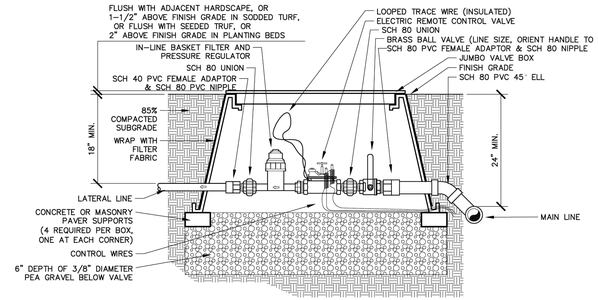
PK–IR–10



NOTES
1. INSTALL VALVES A MINIMUM OF 12" FROM STRUCTURES OR HARDSCAPING.
2. INSTALL VALVES IN PLANTER BEDS WHEREVER POSSIBLE.
3. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
4. INSTALL VALVE BOX SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPING.
5. USE TEFLON TAPE ON ALL MALE THREADS.
6. VALVES ON MAINLINES 3" AND LARGER REQUIRE SADDLE TAPS, 2 ½" AND SMALLER MAINLINE REQUIRES GLUED SCHEDULE 80 FITTINGS.
7. PROVIDE SCHEDULE 80 THREADED UNION ON BOTH UPSTREAM AND DOWNSTREAM SIDES.
8. INSULATE AROUND PIPE AT BOX OPENINGS WITH PLASTIC SHEETING TO PREVENT SOIL FROM ENTERING BOX.
9. REFER TO SPECIFICATIONS FOR REQUIREMENTS FOR TAPING, EXPANSION COILS, WIRE CONNECTIONS, ETC.
10. ALL RCV'S SHALL BE TAGGED INDICATING STATION #'S.
11. ALL VALVE BOXES SHALL HAVE STATION #'S PERMANENTLY BURNED ON VALVE BOX LIDS.
    MARKINGS SHALL BE AS FOLLOWS:
    TURF VALVES: T#
    LANDSCAPE AREA VALVES: L#
    BUBBLER VALVES: B#

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CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

VALVE DRIP CONTROL

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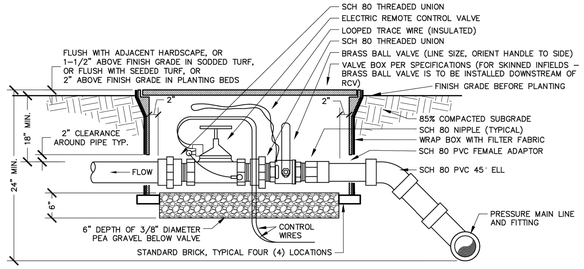
APPROVED BY: J. GELLER

PK–IR–12



NOTES
1. INSTALL VALVES A MINIMUM OF 12" FROM STRUCTURES OR HARDSCAPING.
2. INSTALL VALVES IN PLANTER BEDS WHEREVER POSSIBLE.
3. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
4. INSTALL VALVE BOX SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPING.
5. USE TEFLON TAPE ON ALL MALE THREADS.
6. VALVES ON MAINLINES 3" AND LARGER REQUIRE SADDLE TAPS, 2 ½" AND SMALLER MAINLINE REQUIRES GLUED SCHEDULE 80 FITTINGS.
7. PROVIDE SCHEDULE 80 THREADED UNION ON BOTH UPSTREAM AND DOWNSTREAM SIDES.
8. INSULATE AROUND PIPE AT BOX OPENINGS WITH PLASTIC SHEETING TO PREVENT SOIL FROM ENTERING BOX.
9. REFER TO SPECIFICATIONS FOR REQUIREMENTS FOR TAPING, EXPANSION COILS, WIRE CONNECTIONS, ETC.
10. ALL RCV'S SHALL BE TAGGED INDICATING STATION #'S.
11. ALL VALVE BOXES SHALL HAVE STATION #'S PERMANENTLY BURNED ON VALVE BOX LIDS.
    MARKINGS SHALL BE AS FOLLOWS:
    TURF VALVES: T#
    LANDSCAPE AREA VALVES: L#
    BUBBLER VALVES: B#
12. REFER TO PK–51 FOR INFIELD VALVES DETAILS AND INFIELD VALVE BOX LAYOUT

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

VALVE REMOTE CONTROL AT GRADE

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–IR–14

2 CITY STANDARD DETAILS

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CONSULTANTS:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 5868
Exp. April 2026
STATE OF CALIFORNIA

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT
ROCKY RIDGE DR, ROSEVILLE, CA, 95661

FOR BIDDING ONLY NOT FOR CONSTRUCTION

IRRIGATION DETAILS

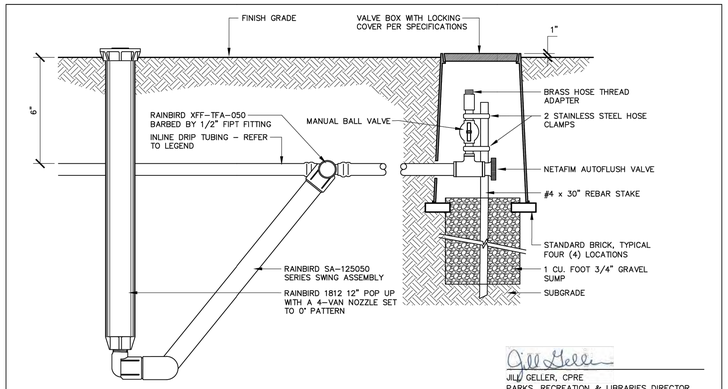
KEYMAP:

SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L2.12

SHEET: 29 OF 43



NOTES

1. CENTER BALL VALVE IN VALVE BOX OPENING TO ALLOW EASY ACCESS.
2. INSTALL OPERATION INDICATOR WITHIN 18" OF FLUSH VALVE.
3. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
4. USE TEFLON TAPE ON ALL MALE THREADS.
5. INSTALL 3M LOCATOR BALLS AT ALL BOXES.
6. REFER TO SPECIFICATIONS FOR REQUIREMENTS FOR TAPING, EXPANSION COILS, WIRE CONNECTIONS, ETC.

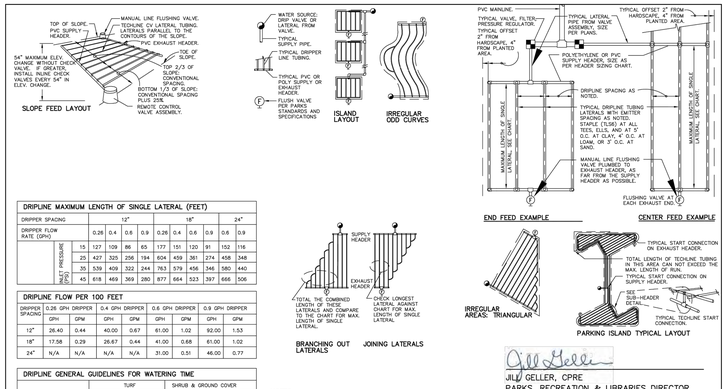
JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

DRIP FLUSH VALVE AND OPERATION INDICATOR

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-IR-15



DRIPLINE MAXIMUM LENGTH OF SINGLE LATERAL (FEET)

DRIPPER SPACING		12"				18"				24"	
DRIPPER FLOW RATE (GPH)		0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)	15	127	109	86	65	177	151	120	91	152	116
	25	427	325	256	194	604	459	361	274	458	348
	35	539	409	322	244	763	579	456	346	580	440
	45	618	469	369	280	877	664	523	397	666	506

DRIPLINE FLOW PER 100 FEET

DRIPPER SPACING	0.26 GPH DRIPPER	0.4 GPH DRIPPER	0.6 GPH DRIPPER	0.9 GPH DRIPPER
	GPH	GPH	GPH	GPH
12"	26.40	40.00	61.00	92.00
18"	17.58	26.67	41.00	61.00
24"	N/A	N/A	31.00	46.00

	GPM	GPM	GPM	GPM
12"	0.44	0.67	1.02	1.53
18"	0.29	0.44	0.68	1.02
24"	N/A	N/A	0.51	0.77

DRIPLINE GENERAL GUIDELINES FOR WATERING TIME

	TURF			SHRUB & GROUND COVER		
	CLAY	LOAM	SANDY	CLAY	LOAM	SANDY
DRIPPER FLOW (GPH)	0.26	0.4	0.6	0.26	0.4	0.6
DRIPPER INTERVAL	18"	12"	12"	18"	18"	12"
LATERAL (ROW) SPACING	18"-22"	18"-22"	12"-16"	18"-24"	18"-24"	18"-20"
APPLICATION RATE (IN/HR)	.19-0.15	.43-.35	.96-.72	.19-.21	.29-.25	.72-.58
TIME TO APPLY 1/4"	79-100	35-43	16-21	79-107	52-71	21-26

SUPPLY AND EXHAUST HEADER SIZING CHART

STEP 1: ADD LENGTH OF ALL TECHLINE LATERAL TUBING CONNECTED TO THE HEADER.
STEP 2: DIVIDE THIS TOTAL LENGTH BY 100 TO INDICATE THE LENGHT IN UNITS OF 100.
STEP 3: USE THE "TECHLINE FLOW PER 100 FEET" TABLE TO FIND THE 100 FEET LENGTH ON THE CHART "TECHLINE FLOW PER 100 FEET". MULTIPLY THE GPM NUMBER TIMES THE UNITS OF 100 FEET FOR THE TOTAL GPM AT THIS HEADER.
STEP 4: SIZE THE HEADER WITH THE FOLLOWING:

1 TO 6 GPM:	3/4" HEADER.	6 TO 10 GPM:	1" HEADER.
10 TO 20 GPM:	1 1/4" HEADER.	20 TO 30 GPM:	1 1/2" HEADER.

NOTES

1. USE SUPPLY AND EXHAUST HEADER SIZING CHART UNLESS NOTED ON PLANS
2. REFER TO PLANS FOR LOCATION OF SUPPLY AND EXHAUST AREA PER DRIP AREA AND FEED LAYOUT
3. AIR RELIEF VALVES TO BE LOCATED AT THE HIGHEST ELEVATION OF EACH DRIP AREA
4. DRIP INDICATOR AND FLUSH VALVE TO BE LOCATED AT THE LOWEST ELEVATION OF EACH AREA OF DRIP AND INSTALLED PER PARKS STANDARDS AND SPECIFICATIONS

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

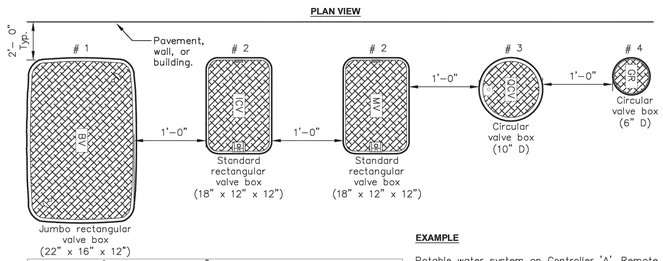
TYPICAL DRIPLINE DRIPGRID REQUIREMENTS

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-IR-16

3 CITY STANDARD DETAILS

N.T.S.



Water type	Controller	Designation	Box size	Lid Color	Identification Guide
RW	A	MV	# 2	Green	Master valve
RW	A	FS	# 2	Green	Flow sensor
RW	A	HM	# 2	Green	Hydrometer
RW	A	BV	# 2	Green	Ball valve 3" or less
RW	A	BV	# 1	Green	Ball valve 4" or more
RW	A	GV	# 2	Green	Gate valve
RW	A	ARV	# 2	Green	Air release valve
RW	A	QCV	# 3	Green	Quick coupler valve
RW	A	RCV	# 2	Green	Remote control valve
RW	A	MS	# 2	Green	Moisture sensor
RW	A	GR	# 4	Green	Grounding rod
RW	A	SB	# 3	Green	Splice box
RW	A	FC	# 3	Green	Future connection

EXAMPLE

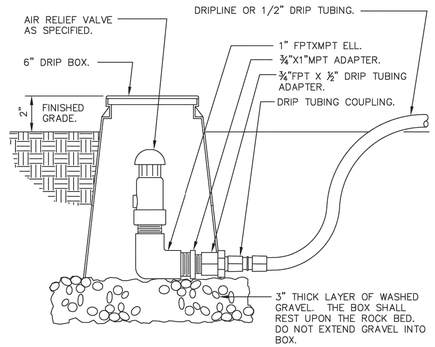
Potable water system on Controller 'A', Remote control valve station # 3.

Notes:

1- Valve box # 1 thru # 3 shall have stainless steel locking hardware.
2- Valve boxes shall be labeled by hot iron branding or aluminum asphaltic base water proof paint.
3- Locate valve assemblies in planting area.
4- Valve locations shall be approved by the Owner's Representative prior to installation.
5- Valve boxes shall be centered above valve assemblies to facilitate access and maintenance.
6- Valve boxes shall be flush with finished grade.
7- Valve boxes shall be set parallel to each other and perpendicular to the edge of pavement.
8- See other irrigation details for further information.

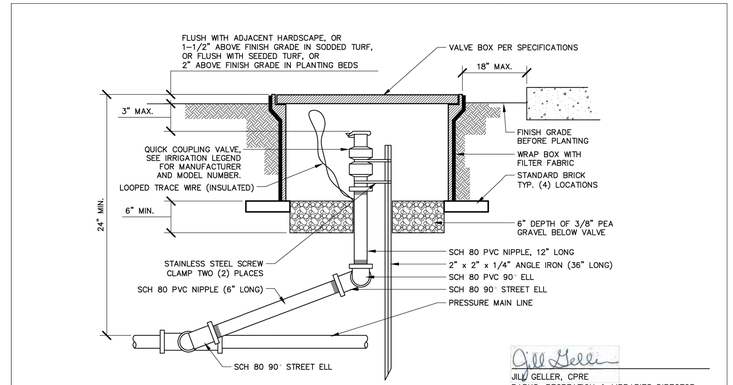
4 VALVE BOX LAYOUT

NTS



5 DRIP AIR RELIEF VALVE IN BOX

NOT TO SCALE



NOTES

1. INSTALL VALVE BOXES SO THAT THE TOP OF THE BOX IS FLUSH WITH THE TOP OF THE ADJACENT HARDSCAPE.
2. USE TEFLON TAPE ON ALL THREADED CONNECTIONS.

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

VALVE QUICK COUPLING

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-IR-13

6 CITY STANDARD DETAILS

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CONSULTANTS:

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ROCKY RIDGE DR, ROSEVILLE, CA, 95661

IRRIGATION DETAILS

KEYMAP:

SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L2.13

SHEET: 30 OF 43

PLANTING NOTES:

1. THIS PLANTING PLAN COMPLIES WITH THE CRITERIA ESTABLISHED BY THE CITY OF ROSEVILLE MUNICIPAL CODE AND APPLIES THOSE REQUIREMENTS FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN. SUBSTITUTIONS OF PLANT MATERIAL, SPECIES AND/OR VARIETIES SHALL BE APPROVED BY THE CITY PRIOR TO ORDERING OF MATERIAL. SUBSTITUTIONS ARE NOT PERMITTED UNLESS APPROVED IN WITTING.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE ANSI Z601 "STANDARD FOR NURSERY STOCK". NOTIFY THE CITY 48 HOURS PRIOR TO PLANT DELIVERY. ALL PLANTS TO BE INSPECTED AND ACCEPTED PRIOR TO PLANTING. INSTALL PLANT MATERIAL PER CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS, LATEST EDITION AND PROJECT SPECIFICATIONS.
3. AMEND SOILS PER SOIL TEST RECOMMENDATIONS, SEE SPECIFICATIONS.
4. APPLY A THREE INCH (3") LAYER OF WALK-ON BARK AROUND NEW TREE PLANTINGS, 3' DIAMETER. KEEP BARK SIX INCHES (6") AWAY FROM TREE CROWNS.
5. DO NOT SCALE OFF OF PLANS. PLACE PLANTS IN PROPOSED LOCATIONS FOR REVIEW AND ACCEPTANCE BY THE CITY PRIOR TO ACTUAL PLANTING. NOTIFY THE PROJECT MANAGER A MINIMUM OF 48 HOURS PRIOR.
6. ALL LANDSCAPED AREAS 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 TO THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).
7. THE CONTRACTOR SHALL EXAMINE THE CONDITIONS OF THE SITE PRIOR TO COMMENCEMENT OF WORK. ANY CONDITIONS THAT DIFFER FROM WHAT IS SHOWN ON THE PLANS THAT WILL AFFECT THE INSTALLATION PROCESS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY PRIOR TO WORK. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF THE CONDITIONS OF THE SITE.
8. CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO PERFORMING ANY EXCAVATIONS. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY, OR DURING THE PERFORMANCE OF, HIS/HER WORK AT NO ADDITIONAL COST TO THE CITY.
9. EXISTING PLANT MATERIALS SHALL BE REMOVED AS PER DEMOLITION PLAN AND DISPOSED OF PROPERLY PRIOR TO IRRIGATION OR PLANTING INSTALLATION.
10. THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO INSTALLATION. PLANT QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR, NUMBER OF SYMBOLS PER PLAN SHALL HAVE PRIORITY OVER QUANTITY GIVEN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PURCHASING OF ALL MATERIAL TO MEET THE SPECIFICATIONS OF THE PLANS INCLUDING PLANTS, SOIL, FERTILIZER, AND STAKES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROTECTION OF THESE MATERIALS UNTIL THE PROJECT HAS BEEN ACCEPTED BY CITY COUNCIL FOLLOWING ANY PLANT ESTABLISHMENT PERIOD WHICH MAY BE REQUIRED PER THE SPECIFICATIONS.
12. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OR REJECTION BY THE CITY PRIOR TO INSTALLATION. INSTALLED AND THEN REJECTED MATERIAL SHALL BE REPLACED BY THE CONTRACTOR AT HIS/HER EXPENSE.
13. CONTACT THE CITY OF ROSEVILLE CONSTRUCTION INSPECTOR TO SCHEDULE INSPECTION(S) AND TO BEGIN ANY PLANT ESTABLISHMENT PERIOD THAT MAY BE REQUIRED PER THE SPECIFICATIONS.
14. ANY AND ALL PORTIONS OF THIS WORK ARE TO BE CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS AS SET FORTH BY LOCAL MUNICIPALITIES, STATE AND NATIONAL AGENCIES. IN THE EVENT THERE IS A CONFLICT WITH THESE PLANS AND THE AGENCIES STATED ABOVE, THE GOVERNING BODY'S REGULATIONS SHALL PREVAIL.
15. ALL SCALED DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTORS SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES AND SHALL IMMEDIATELY INFORM THE CITY'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE INFORMATION. NUMBERS PROVIDED ON THIS PLAN ARE FOR REFERENCE ONLY.

PLANT ESTABLISHMENT AND MAINTENANCE PERIOD:

1. AS APPLICABLE PER THE SPECIFICATIONS, THE CONTRACTOR SHALL PROVIDE A PLANT ESTABLISHMENT PERIOD FOR APPROVAL OF THE PROJECT BY THE CITY.
2. FOLLOWING ANY REQUIRED PLANT ESTABLISHMENT PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE INSTALLATION PER SPECIFICATIONS. DURING ESTABLISHMENT PERIOD LANDSCAPE CONTRACTOR SHALL PROVIDE ADEQUATE WATERING NEEDS VIA MANUAL WATERING - APPROVED BY THE CITY OF ROSEVILLE PARKS, LIBRARIES, AND RECREATION DEPARTMENT.

MATERIALS NOTES:

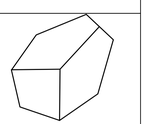
DRYCREEK SURFACE COBBLE AND BOULDERS:

1. FINISH GRADE VARIES - IMPLEMENT DRYCREEK BEDS / RIVER ROCK COBBLE IN EXISTING SITE DEPRESSIONS WHEREVER POSSIBLE - BOULDERS TO BE IMPLEMENTED $\frac{1}{3}$ UNDERGROUND PER DETAILS AND LOCATIONS PER PLAN.
2. BOULDERS SHALL BE GRANITE AND TO MATCH SIMILAR PROPERTIES TO DRY CREEK COBBLE, INCLUDING BUT NOT LIMITED TO COLOR AND TEXTURE. CONTRACTOR TO MUST OBTAIN CITY APPROVAL TO TYPE, SIZE, AND LOCATION, ***PRIOR*** TO INSTALLATION. CONTRACTOR TO MARK LOCATION OF BOULDERS FOR CITY REVIEW PRIOR TO INSTALLATION. CONTRACTORS SHALL INSTALL BOULDERS PER PARKS STANDARDS AND SPECIFICATIONS.
3. RIVER ROCK COBBLE AND BOULDERS SHOULD MATCH SIMILAR COLOR AND AESTHETICS - CITY APPROVAL IS REQUIRED PRIOR TO CONSTRUCTION.
4. BOULDERS VARY IN SIZE - REFER TO BOULDER SCHEDULE FOR TYPE AND SIZE - ALL BOULDER COLOR AND AESTHETICS TO BE SIMILAR IN STYLE.
5. OVERALL WIDTH OF DRYCREEK BED VARIES - 3-0" MIN - 20"-0" MAX - DRYCREEK COBBLE TO BE LAID OUT AND APPROVED BY THE CITY PRIOR TO COBBLE INSTALLATION. COBBLE SIZE TO BE 3"-6" DIAMETER.
6. LEAVE 2-0" - 3-0" CLEARANCE BETWEEN EDGE OF HARDSCAPE ELEMENTS, SUCH AS CONCRETE PADS, CURBS, ETC.

BARK MULCH:

7. BARK MULCH TO MEET THE CRITERIA OF CITY STANDARDS - REFER TO CITY OF ROSEVILLE LATEST EDITION FOR TYPE, DEPTH, AND LOCATION.

BOULDER SCHEDULE

SYMBOL			
SIZE	2'L X 2'W X 2'D	3'L X 3'W X 3'D	5'LX 5'W X 5'D
QUANTITY	24	22	45
DETAIL	L3.11, #1	L3.11, #1	L3.11, #1

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CANOPY	QTY	REMARKS	WATER USE	DETAILS
TREES								
	LAG	LAGERSTROEMIA INDICA 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	15 GAL.	20'	12	STANDARD TRUNK	LOW - MEDIUM	L3.12, PK-LS-4/5 (TYP)
	PISC	PISTACIA CHINENSIS / CHINESE PISTACHE	15 GAL.	35'	11	STANDARD TRUNK	LOW - MEDIUM	
	SEA	SEARSIA LANCEA / AFRICAN SUMAC	15 GAL.	25'	6	STANDARD TRUNK	LOW - MEDIUM	
EXISTING TREES TO REMAIN								
	RED	EXISTING REDWOOD TREE / REMAIN IN PLACE	---	30'	23	EXISTING REDWOOD TREE TO REMAIN IN PLACE	HIGH	
		EXISTING TREES / REMAIN IN PLACE						

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS	WATER USE	DETAILS
SHRUBS								
	CAL	CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GAL.	48" o.c.	23		LOW	L3.11/.12, PK-LS-2/3 (TYP)
	CIS	CISTUS X HYBRIDUS 'MICKIE' / MICKIE ROCKROSE	5 GAL.	60" o.c.	91		LOW	
	LAN	LANTANA CAMARA 'GOLD RUSH' / GOLD RUSH LANTANA	1 GAL.	36" o.c.	79		LOW - MEDIUM	
	LUP	LUPINUS ALBIFRONS / BUSH LUPINE	1 GAL.	60" o.c.	30		VERY LOW - LOW	
	NEP	NEPETA X 'WALKER'S LOW' / WALKER'S LOW CATMINT	1 GAL.	36" o.c.	123		LOW - MEDIUM	
	SAL	SALVIA GREGGII 'LIPSTICK' / LIPSTICK AUTUMN SAGE	1 GAL.	36" o.c.	103		LOW - MEDIUM	
GRASSES								DETAILS
	CHO	CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH	1 GAL.	60" o.c.	17		LOW - MEDIUM	L3.11/.12, PK-LS-2/3 (TYP)
	LOM	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	1 GAL	36" o.c.	84		LOW	
	MUHC	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	1 GAL	36" o.c.	48		LOW	
	MUH	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL	60" o.c.	89		LOW	
	SES	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1 GAL	24" o.c.	54		MEDIUM	DETAILS L3.11, PK-LS-1 (TYP)
GROUND COVERS								
	ARC	ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR' / CARMEL SUR LITTLE SUR MANZANITA	1 GAL.	60" o.c.	123		VERY LOW	
	EPI	EPILOBIUM CALIFORNICUM / CALIFORNIA FUCHSIA	1 GAL.	48" o.c.	210		LOW	
	OST	OSTEOSPERMUM X 'ASTI PURPLE' / ASTI PURPLE AFRICAN DAISY	1 GAL.	36" o.c.	108		LOW	
	PSW	PART SHADE WILDFLOWER MIXTURE / STOVER SEED - PLANT WITH COMPOST	-	-	10,000 SQ. FT.			DETAILS L3.11, 1
LANDSCAPE ELEMENTS								
	DRY	DRYCREEK COBBLE SURFACING	-	-	30,000 SQ. FT.			
	MUL	3" DEPTH WALK ON BARK MULCH	-	-	250,000 SQ. FT.			

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CONSULTANT:

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TARA L. GEE
No. 3868
Exp. April 2026
STATE OF CALIFORNIA

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT

ROCKY RIDGE DR, ROSEVILLE, CA, 95661

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

LANDSCAPE NOTES

KEYMAP:

SCALE:

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L3.0

SHEET: 31 OF 43

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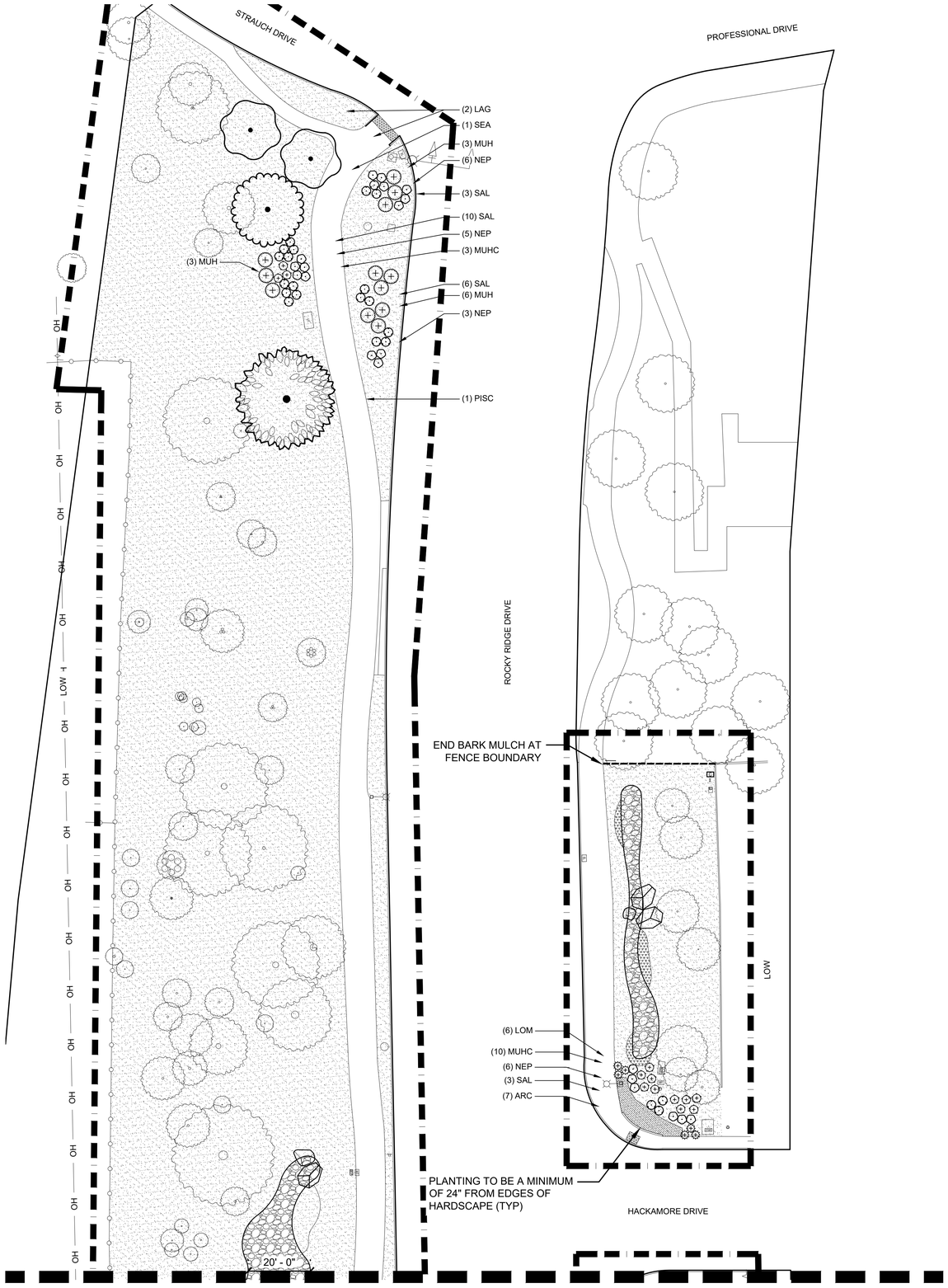

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CANOPY	QTY	REMARKS
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	PISC	PISTACIA CHINENSIS / CHINESE PISTACHE	15 GAL.	35'	11	STANDARD TRUNK
	SEA	SEARSIA LANCEA / AFRICAN SUMAC	15 GAL.	25'	6	STANDARD TRUNK
EXISTING TREES TO REMAIN						
	RED	EXISTING REDWOOD TREE / REMAIN IN PLACE	---	30'	23	EXISTING REDWOOD TREE TO REMAI
		EXISTING TREES / REMAIN IN PLACE				

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
SHRUBS						
	CAL	CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GAL.	48" o.c.	23	
	CIS	CISTUS X HYBRIDUS 'MICKIE' / MICKIE ROCKROSE	5 GAL.	60" o.c.	91	
	LAN	LANTANA CAMARA 'GOLD RUSH' / GOLD RUSH LANTANA	1 GAL.	36" o.c.	79	
	LUP	LUPINUS ALBIFRONS / BUSH LUPINE	1 GAL.	60" o.c.	30	
	NEP	NEPETA X 'WALKER'S LOW' / WALKER'S LOW CATMINT	1 GAL.	36" o.c.	123	
	SAL	SALVIA GREGGII 'LIPSTICK' / LIPSTICK AUTUMN SAGE	1 GAL.	36" o.c.	103	
GRASSES						
	CHO	CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH	1 GAL.	60" o.c.	17	
	LOM	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	1 GAL	36" o.c.	84	
	MUHC	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	1 GAL	36" o.c.	48	
	MUH	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL	60" o.c.	89	
	SES	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1 GAL	24" o.c.	54	
GROUND COVERS						
	ARC	ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR' / CARMEL SUR LITTLE SUR MANZANITA	1 GAL.	60" o.c.	123	
	EPI	EPILOBIUM CALIFORNICUM / CALIFORNIA FUCHSIA	1 GAL.	48" o.c.	210	
	OST	OSTEOSPERMUM X 'ASTI PURPLE' / ASTI PURPLE AFRICAN DAISY	1 GAL.	36" o.c.	108	
	PSW	PART SHADE WILDFLOWER MIXTURE / STOVER SEED - PLANT WITH COMPOST	-	-	10,000 SQ. FT.	
LANDSCAPE ELEMENTS						
	DRY	DRYCREEK COBBLE SURFACING	-	-	30,000 SQ. FT.	
	MUL	3" DEPTH WALK ON BARK MULCH	-	-	250,000 SQ. FT.	

100% DRAWINGS

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CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 3868
Exp. April 2026
STATE OF CALIFORNIA

FOR CONSTRUCTION

FOR BIDDING ONLY NOT TO SCALE

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT

ROCKY RIDGE DR, ROSEVILLE, CA, 95661

LANDSCAPE PLANS

KEYMAP:

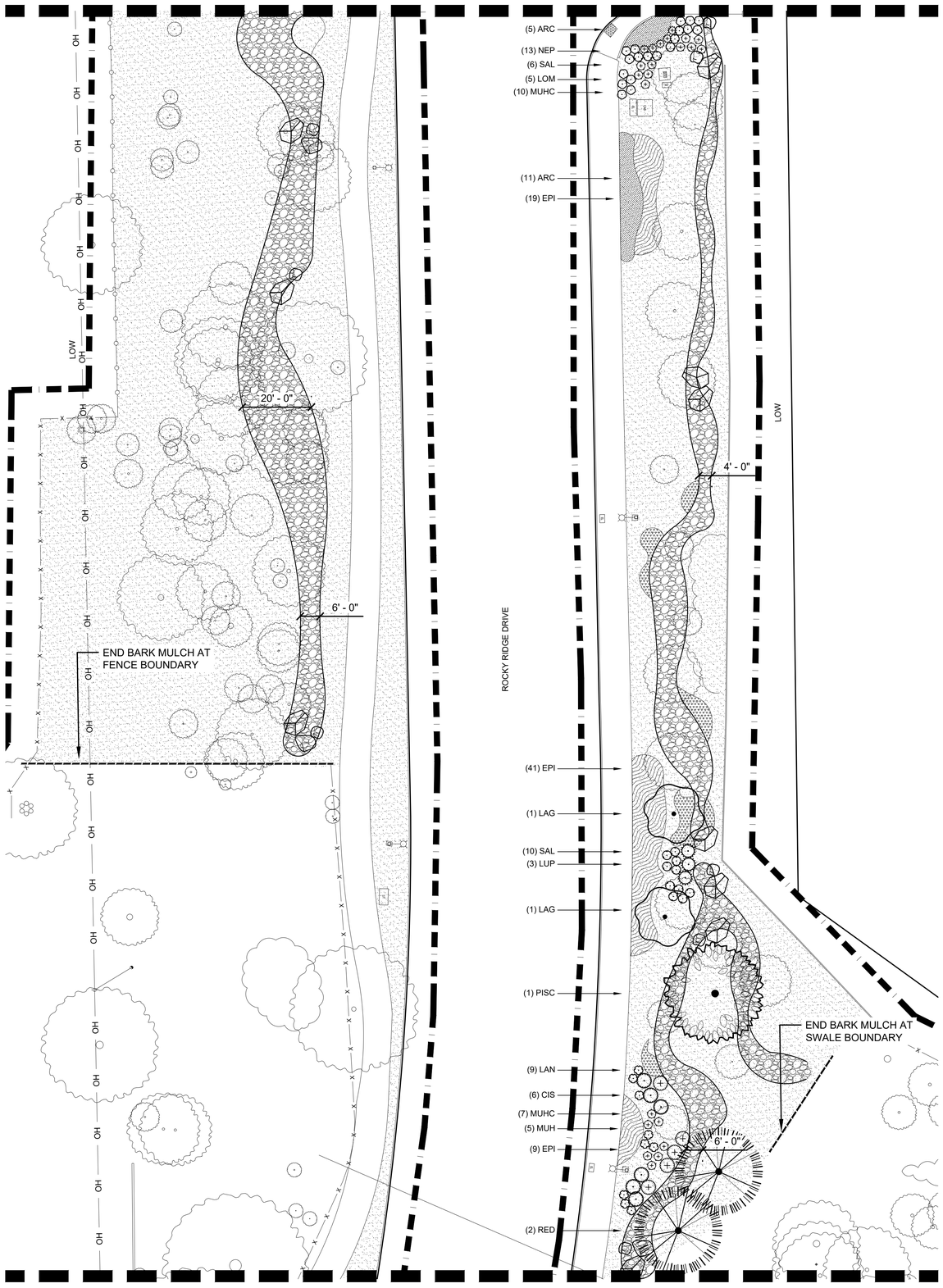
SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L3.1

SHEET: 32 OF 43

MATCHLINE: SEE SHEET L3.1



MATCHLINE: SEE SHEET L3.3

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CANOPY	QTY	REMARKS
TREES						
	LAG	LAGERSTROEMIA INDICA 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	15 GAL.	20'	12	STANDARD TRUNK
	PISC	PISTACIA CHINENSIS / CHINESE PISTACHE	15 GAL.	35'	11	STANDARD TRUNK
	SEA	SEARSIA LANCEA / AFRICAN SUMAC	15 GAL.	25'	6	STANDARD TRUNK
EXISTING TREES TO REMAIN						
	RED	EXISTING REDWOOD TREE / REMAIN IN PLACE	---	30'	23	EXISTING REDWOOD TREE TO REMAI
		EXISTING TREES / REMAIN IN PLACE				

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
SHRUBS						
	CAL	CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GAL.	48" o.c.	23	
	CIS	CISTUS X HYBRIDUS 'MICKIE' / MICKIE ROCKROSE	5 GAL.	60" o.c.	91	
	LAN	LANTANA CAMARA 'GOLD RUSH' / GOLD RUSH LANTANA	1 GAL.	36" o.c.	79	
	LUP	LUPINUS ALBIFRONS / BUSH LUPINE	1 GAL.	60" o.c.	30	
	NEP	NEPETA X 'WALKER'S LOW' / WALKER'S LOW CATMINT	1 GAL.	36" o.c.	123	
	SAL	SALVIA GREGGII 'LIPSTICK' / LIPSTICK AUTUMN SAGE	1 GAL.	36" o.c.	103	
GRASSES						
	CHO	CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH	1 GAL.	60" o.c.	17	
	LOM	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	1 GAL	36" o.c.	84	
	MUHC	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	1 GAL	36" o.c.	48	
	MUH	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL	60" o.c.	89	
	SES	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1 GAL	24" o.c.	54	
GROUND COVERS						
	ARC	ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR' / CARMEL SUR LITTLE SUR MANZANITA	1 GAL.	60" o.c.	123	
	EPI	EPILOBIUM CALIFORNICUM / CALIFORNIA FUCHSIA	1 GAL.	48" o.c.	210	
	OST	OSTEOSPERMUM X 'ASTI PURPLE' / ASTI PURPLE AFRICAN DAISY	1 GAL.	36" o.c.	108	
	PSW	PART SHADE WILDFLOWER MIXTURE / STOVER SEED - PLANT WITH COMPOST	-	-	10,000 SQ. FT.	
LANDSCAPE ELEMENTS						
	DRY	DRYCREEK COBBLE SURFACING	-	-	30,000 SQ. FT.	
	MUL	3" DEPTH WALK ON BARK MULCH	-	-	250,000 SQ. FT.	

0' 10' 20' 40'

N

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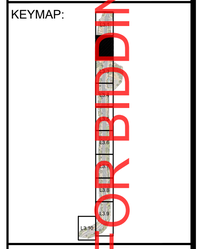
CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 3868
Exp. April 2026
STATE OF CALIFORNIA

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT
ROCKY RIDGE DR, ROSEVILLE, CA, 95661

LANDSCAPE PLANS

KEYMAP:



SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L3.2

SHEET: 33 OF 43

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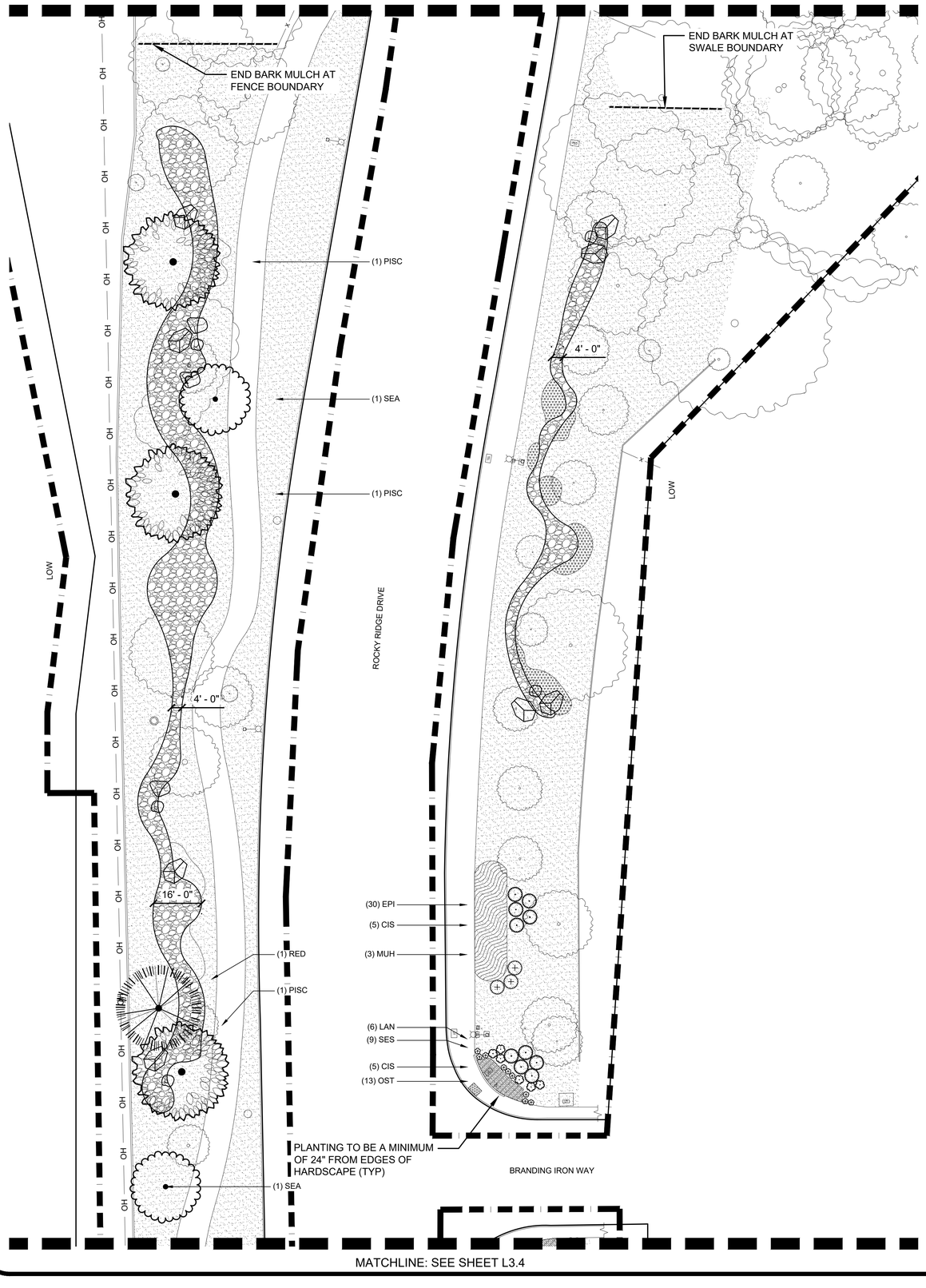

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CANOPY	QTY	REMARKS
TREES						
	LAG	LAGERSTROEMIA INDICA 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	15 GAL.	20'	12	STANDARD TRUNK
	PISC	PISTACIA CHINENSIS / CHINESE PISTACHE	15 GAL.	35'	11	STANDARD TRUNK
	SEA	SEARSIA LANCEA / AFRICAN SUMAC	15 GAL.	25'	6	STANDARD TRUNK
EXISTING TREES TO REMAIN						
	RED	EXISTING REDWOOD TREE / REMAIN IN PLACE	---	30'	23	EXISTING REDWOOD TREE TO REMAI
		EXISTING TREES / REMAIN IN PLACE				

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
SHRUBS						
	CAL	CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GAL.	48" o.c.	23	
	CIS	CISTUS X HYBRIDUS 'MICKIE' / MICKIE ROCKROSE	5 GAL.	60" o.c.	91	
	LAN	LANTANA CAMARA 'GOLD RUSH' / GOLD RUSH LANTANA	1 GAL.	36" o.c.	79	
	LUP	LUPINUS ALBIFRONS / BUSH LUPINE	1 GAL.	60" o.c.	30	
	NEP	NEPETA X 'WALKER'S LOW' / WALKER'S LOW CATMINT	1 GAL.	36" o.c.	123	
	SAL	SALVIA GREGGII 'LIPSTICK' / LIPSTICK AUTUMN SAGE	1 GAL.	36" o.c.	103	
GRASSES						
	CHO	CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH	1 GAL.	60" o.c.	17	
	LOM	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	1 GAL	36" o.c.	84	
	MUHC	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	1 GAL	36" o.c.	48	
	MUH	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL	60" o.c.	89	
	SES	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1 GAL	24" o.c.	54	
GROUND COVERS						
	ARC	ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR' / CARMEL SUR LITTLE SUR MANZANITA	1 GAL.	60" o.c.	123	
	EPI	EPILOBIUM CALIFORNICUM / CALIFORNIA FUCHSIA	1 GAL.	48" o.c.	210	
	OST	OSTEOSPERMUM X 'ASTI PURPLE' / ASTI PURPLE AFRICAN DAISY	1 GAL.	36" o.c.	108	
	PSW	PART SHADE WILDFLOWER MIXTURE / STOVER SEED - PLANT WITH COMPOST	-	-	10,000 SQ. FT.	
LANDSCAPE ELEMENTS						
	DRY	DRYCREEK COBBLE SURFACING	-	-	30,000 SQ. FT.	
	MUL	3" DEPTH WALK ON BARK MULCH	-	-	250,000 SQ. FT.	

0' 10' 20' 40' N

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CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 3868
Exp. April 2026
STATE OF CALIFORNIA

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ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT
ROCKY RIDGE DR, ROSEVILLE, CA, 95661

LANDSCAPE PLANS

KEYMAP:

SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L3.3

SHEET: 34 OF 43

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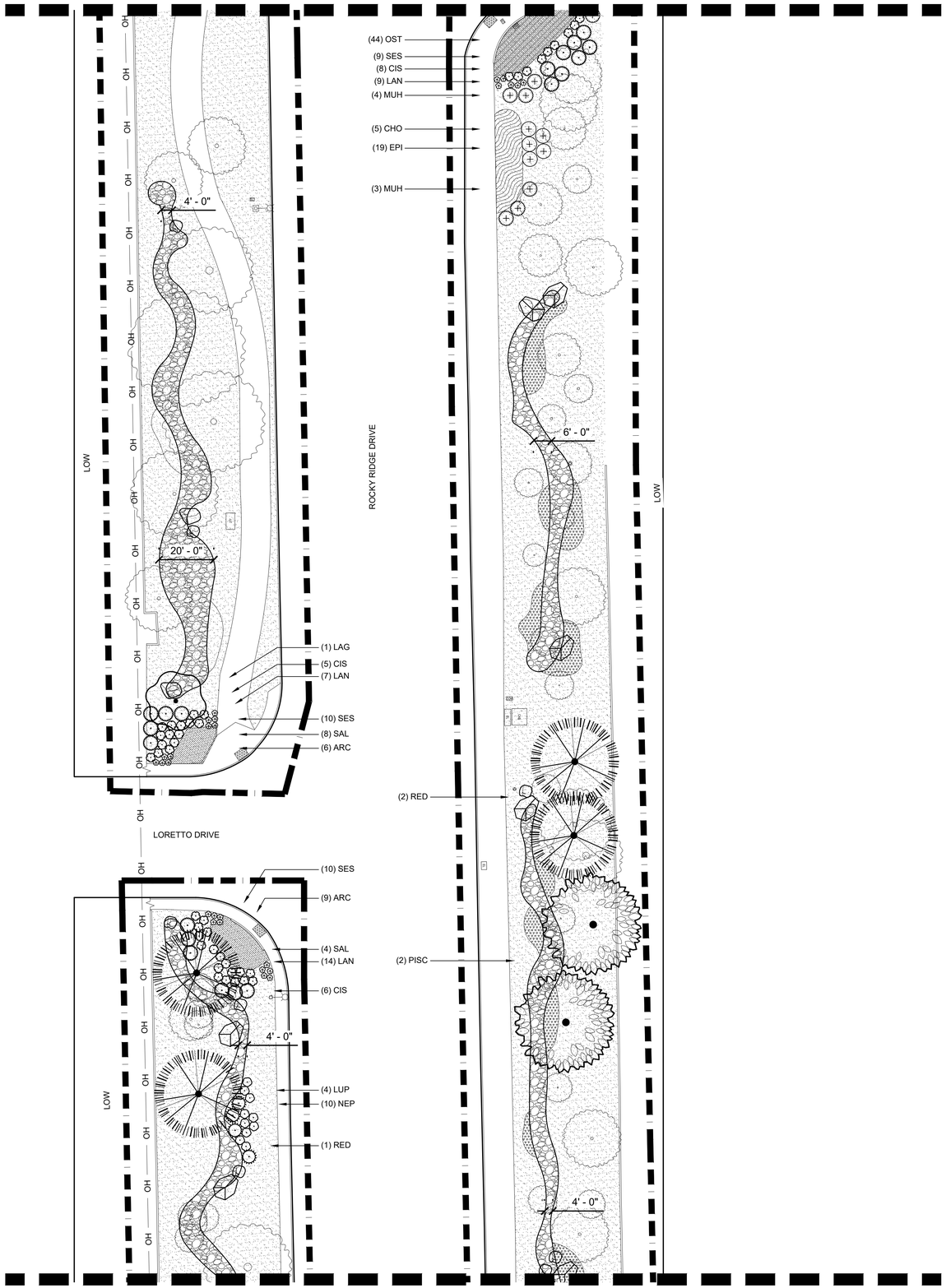
MATCHLINE: SEE SHEET L3.3



SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CANOPY	QTY	REMARKS
TREES						
	LAG	LAGERSTROEMIA INDICA 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	15 GAL.	20'	12	STANDARD TRUNK
	PISC	PISTACIA CHINENSIS / CHINESE PISTACHE	15 GAL.	35'	11	STANDARD TRUNK
	SEA	SEARSIA LANCEA / AFRICAN SUMAC	15 GAL.	25'	6	STANDARD TRUNK
EXISTING TREES TO REMAIN						
	RED	EXISTING REDWOOD TREE / REMAIN IN PLACE	---	30'	23	EXISTING REDWOOD TREE TO REMAI
		EXISTING TREES / REMAIN IN PLACE				

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
SHRUBS						
	CAL	CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GAL.	48" o.c.	23	
	CIS	CISTUS X HYBRIDUS 'MICKIE' / MICKIE ROCKROSE	5 GAL.	60" o.c.	91	
	LAN	LANTANA CAMARA 'GOLD RUSH' / GOLD RUSH LANTANA	1 GAL.	36" o.c.	79	
	LUP	LUPINUS ALBIFRONS / BUSH LUPINE	1 GAL.	60" o.c.	30	
	NEP	NEPETA X 'WALKER'S LOW' / WALKER'S LOW CATMINT	1 GAL.	36" o.c.	123	
	SAL	SALVIA GREGGII 'LIPSTICK' / LIPSTICK AUTUMN SAGE	1 GAL.	36" o.c.	103	
GRASSES						
	CHO	CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH	1 GAL.	60" o.c.	17	
	LOM	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	1 GAL	36" o.c.	84	
	MUHC	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	1 GAL	36" o.c.	48	
	MUH	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL	60" o.c.	89	
	SES	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1 GAL	24" o.c.	54	
GROUND COVERS						
	ARC	ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR' / CARMEL SUR LITTLE SUR MANZANITA	1 GAL.	60" o.c.	123	
	EPI	EPILOBIUM CALIFORNICUM / CALIFORNIA FUCHSIA	1 GAL.	48" o.c.	210	
	OST	OSTEOSPERMUM X 'ASTI PURPLE' / ASTI PURPLE AFRICAN DAISY	1 GAL.	36" o.c.	108	
	PSW	PART SHADE WILDFLOWER MIXTURE / STOVER SEED - PLANT WITH COMPOST	-	-	10,000 SQ. FT.	
LANDSCAPE ELEMENTS						
	DRY	DRYCREEK COBBLE SURFACING	-	-	30,000 SQ. FT.	
	MUL	3" DEPTH WALK ON BARK MULCH	-	-	250,000 SQ. FT.	

0' 10' 20' 40' N

MATCHLINE: SEE SHEET L3.5

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CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 3868
Exp. April 2026
STATE OF CALIFORNIA

FOR CONSTRUCTION

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT
ROCKY RIDGE DR, ROSEVILLE, CA, 95661

LANDSCAPE PLANS

KEYMAP:

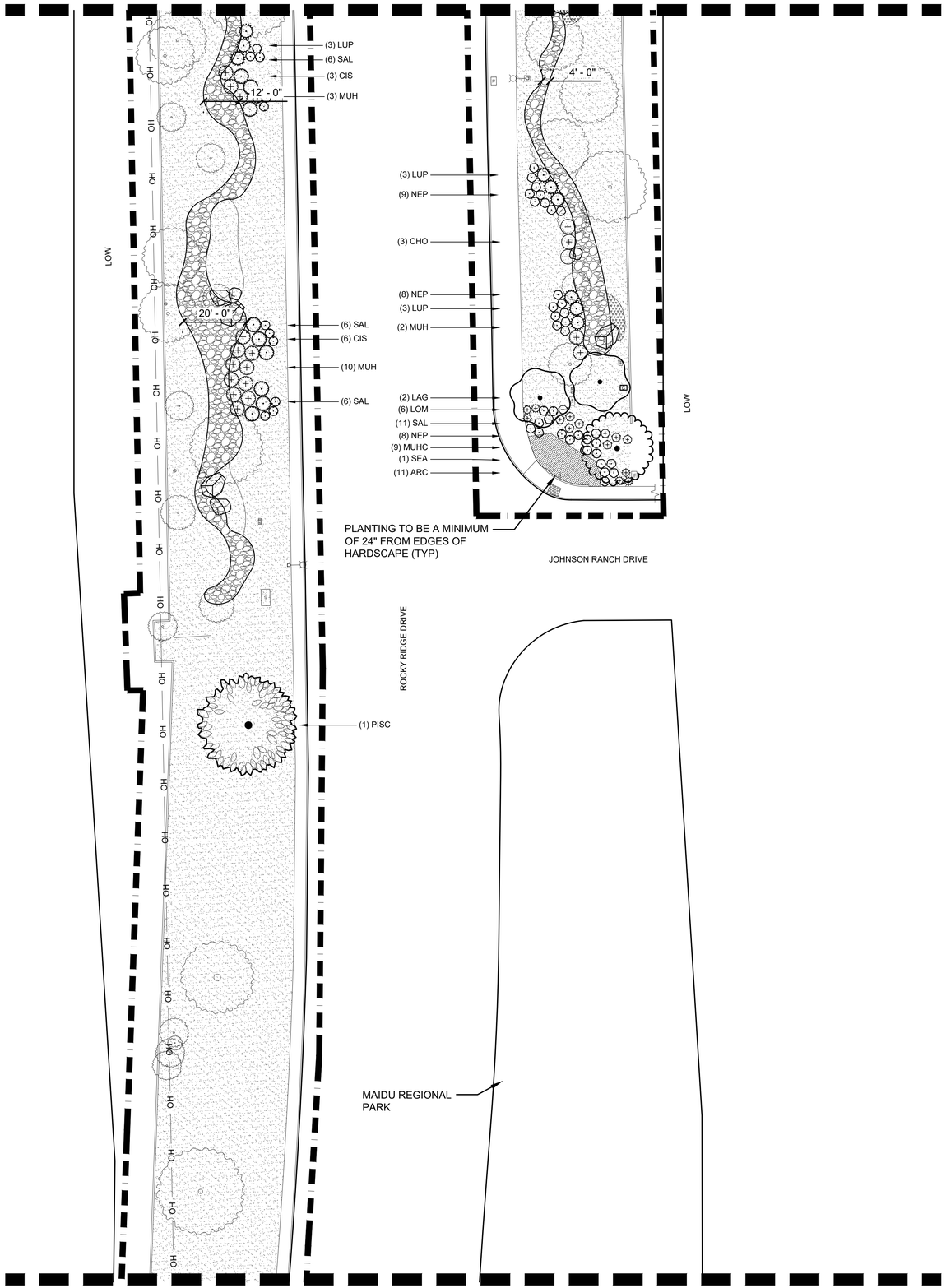
FOR BIDDING ONLY

SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L3.4

SHEET: 35 OF 43



SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CANOPY	QTY	REMARKS
TREES						
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	SEA	SEARSIA LANCEA / AFRICAN SUMAC	15 GAL.	25'	6	STANDARD TRUNK
EXISTING TREES TO REMAIN						
	RED	EXISTING REDWOOD TREE / REMAIN IN PLACE	---	30'	23	EXISTING REDWOOD TREE TO REMAI
		EXISTING TREES / REMAIN IN PLACE				

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
SHRUBS						
	CAL	CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GAL.	48" o.c.	23	
	CIS	CISTUS X HYBRIDUS 'MICKIE' / MICKIE ROCKROSE	5 GAL.	60" o.c.	91	
	LAN	LANTANA CAMARA 'GOLD RUSH' / GOLD RUSH LANTANA	1 GAL.	36" o.c.	79	
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	PSW	PART SHADE WILDFLOWER MIXTURE / STOVER SEED - PLANT WITH COMPOST	-	-	10,000 SQ. FT.	
LANDSCAPE ELEMENTS						
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	MUL	3" DEPTH WALK ON BARK MULCH	-	-	250,000 SQ. FT.	

0' 10' 20' 40'

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ROCKY RIDGE DR, ROSEVILLE, CA, 95661

FOR BIDDING ONLY NOT FOR CONSTRUCTION

LANDSCAPE PLANS

KEYMAP:

SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L3.5

SHEET: 36 OF 43

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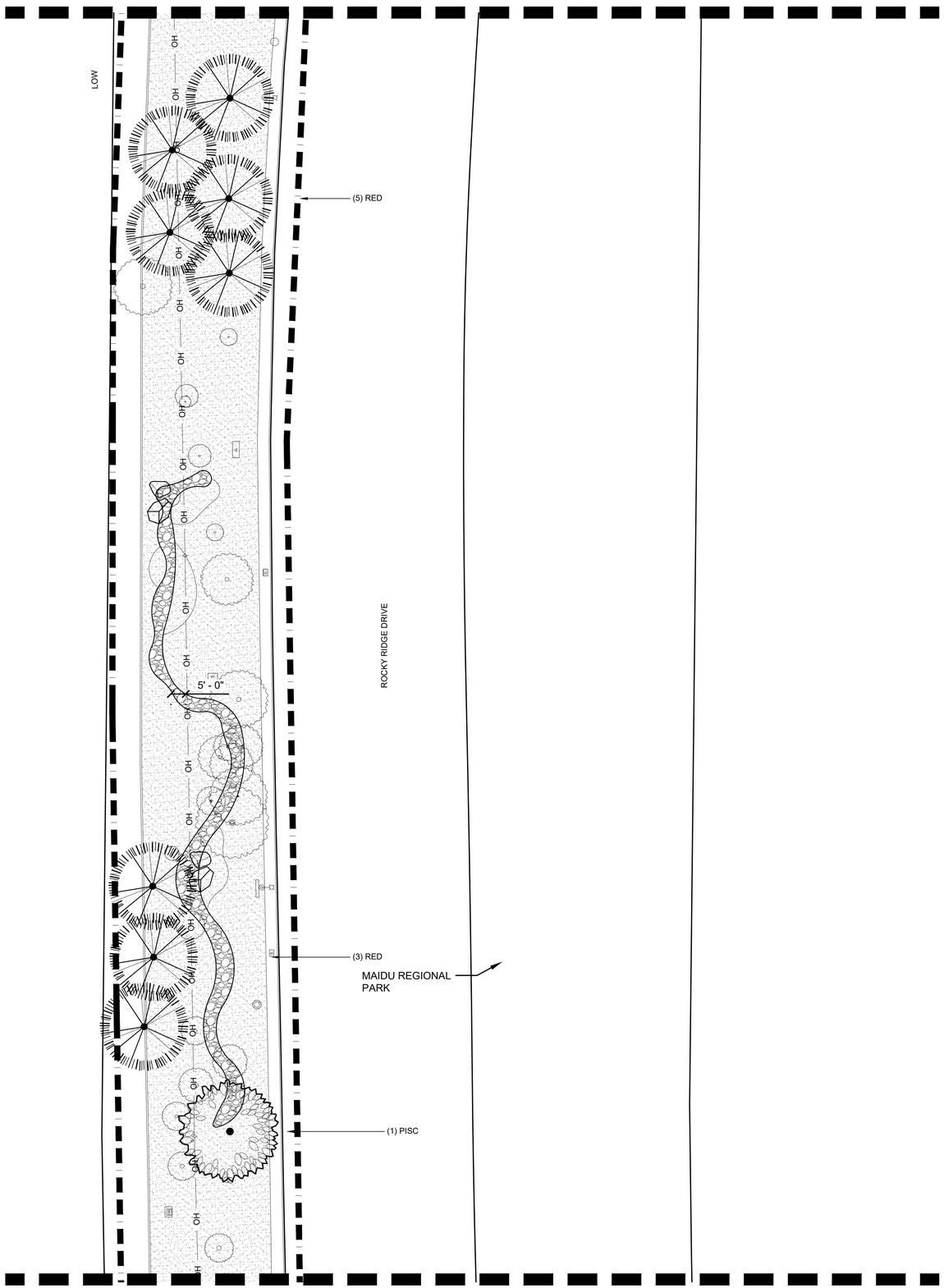

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0' 10' 20' 40' N

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LANDSCAPE PLANS

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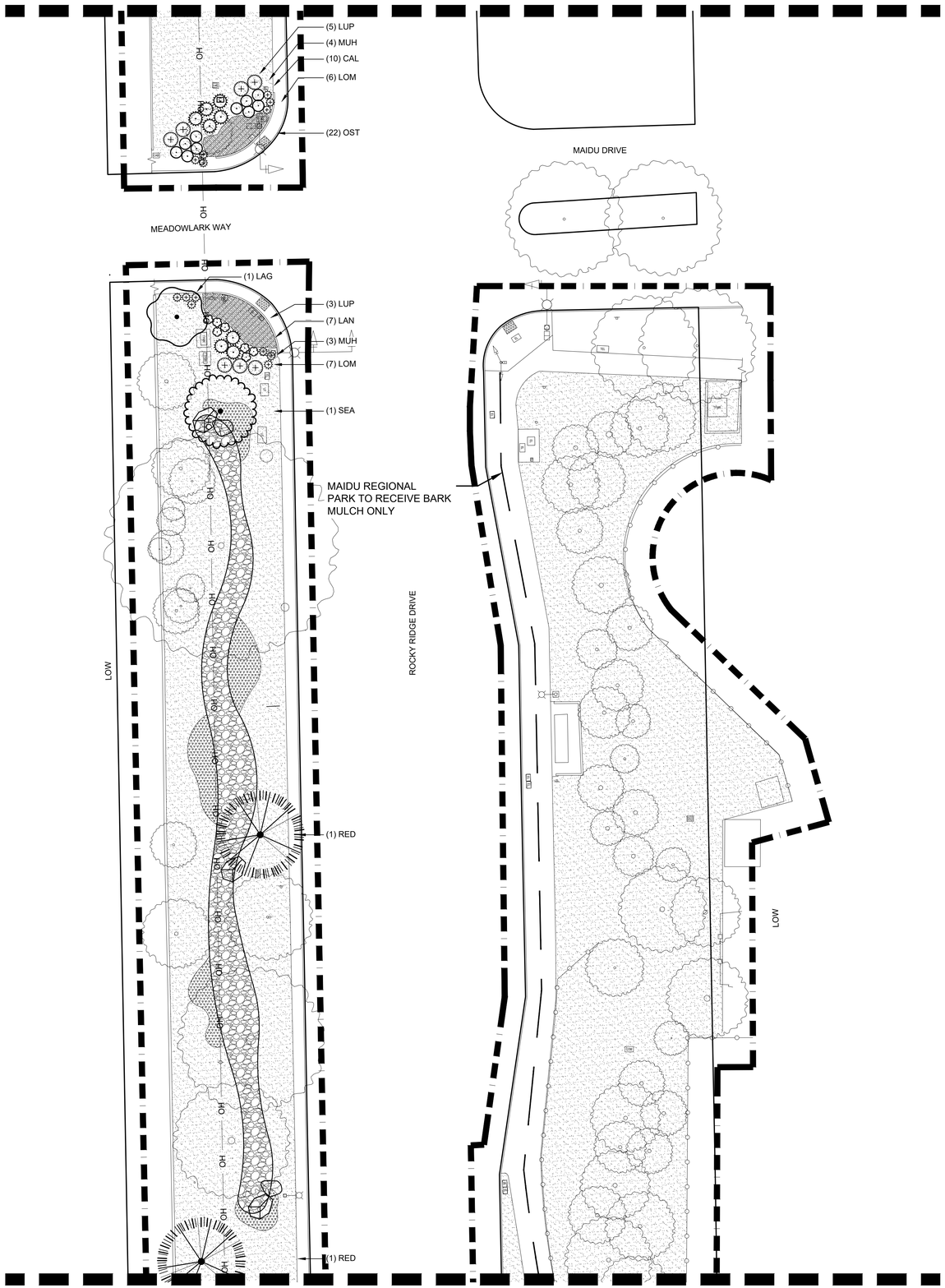
SHEET: 37 OF 43



SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CANOPY	QTY	REMARKS
TREES						
	LAG	LAGERSTROEMIA INDICA 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	15 GAL.	20'	12	STANDARD TRUNK
	PISC	PISTACIA CHINENSIS / CHINESE PISTACHE	15 GAL.	35'	11	STANDARD TRUNK
	SEA	SEARSIA LANCEA / AFRICAN SUMAC	15 GAL.	25'	6	STANDARD TRUNK
EXISTING TREES TO REMAIN						
	RED	EXISTING REDWOOD TREE / REMAIN IN PLACE	---	30'	23	EXISTING REDWOOD TREE TO REMAI
		EXISTING TREES / REMAIN IN PLACE				

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
SHRUBS						
	CAL	CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GAL.	48" o.c.	23	
	CIS	CISTUS X HYBRIDUS 'MICKIE' / MICKIE ROCKROSE	5 GAL.	60" o.c.	91	
	LAN	LANTANA CAMARA 'GOLD RUSH' / GOLD RUSH LANTANA	1 GAL.	36" o.c.	79	
	LUP	LUPINUS ALBIFRONS / BUSH LUPINE	1 GAL.	60" o.c.	30	
	NEP	NEPETA X 'WALKER'S LOW' / WALKER'S LOW CATMINT	1 GAL.	36" o.c.	123	
	SAL	SALVIA GREGGII 'LIPSTICK' / LIPSTICK AUTUMN SAGE	1 GAL.	36" o.c.	103	
GRASSES						
	CHO	CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH	1 GAL.	60" o.c.	17	
	LOM	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	1 GAL	36" o.c.	84	
	MUHC	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	1 GAL	36" o.c.	48	
	MUH	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL	60" o.c.	89	
	SES	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1 GAL	24" o.c.	54	
GROUND COVERS						
	ARC	ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR' / CARMEL SUR LITTLE SUR MANZANITA	1 GAL.	60" o.c.	123	
	EPI	EPILOBIUM CALIFORNICUM / CALIFORNIA FUCHSIA	1 GAL.	48" o.c.	210	
	OST	OSTEOSPERMUM X 'ASTI PURPLE' / ASTI PURPLE AFRICAN DAISY	1 GAL.	36" o.c.	108	
	PSW	PART SHADE WILDFLOWER MIXTURE / STOVER SEED - PLANT WITH COMPOST	-	-	10,000 SQ. FT.	
LANDSCAPE ELEMENTS						
	DRY	DRYCREEK COBBLE SURFACING	-	-	30,000 SQ. FT.	
	MUL	3" DEPTH WALK ON BARK MULCH	-	-	250,000 SQ. FT.	

0' 10' 20' 40'

N

100% DRAWINGS

CITY OF ROSEVILLE
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PARKS, RECREATION AND LIBRARIES DEPARTMENT

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ROSEVILLE, CA 95678
(916) 746-1758

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BD-

CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 3868
Exp. April 2026
STATE OF CALIFORNIA

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT
ROCKY RIDGE DR, ROSEVILLE, CA, 95661

FOR BIDDING ONLY NOT FOR CONSTRUCTION

LANDSCAPE PLANS

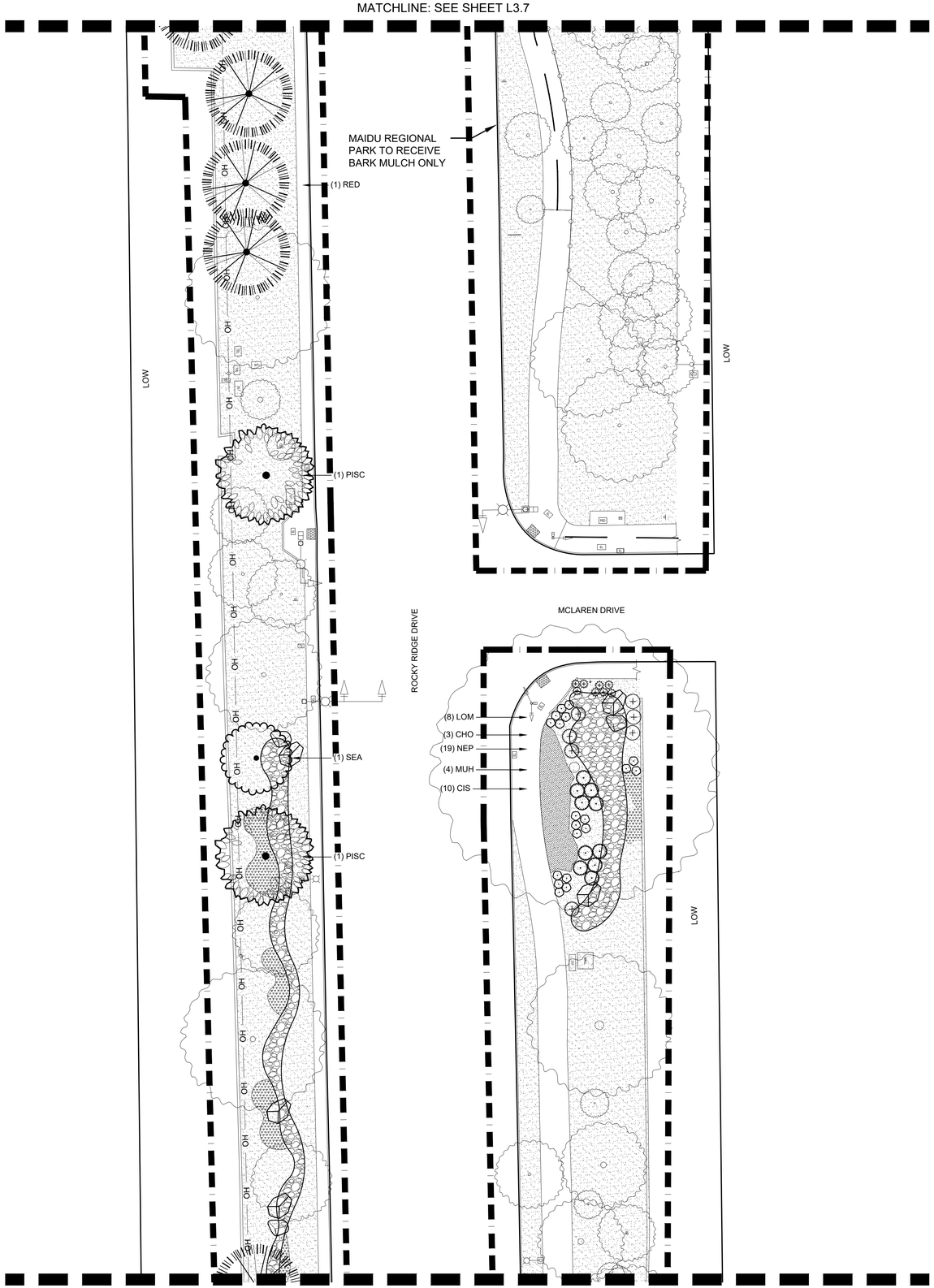
KEYMAP:

SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L3.7

SHEET: 38 OF 43



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	RED	EXISTING REDWOOD TREE / REMAIN IN PLACE	---	30'	23	EXISTING REDWOOD TREE TO REMAI
		EXISTING TREES / REMAIN IN PLACE				

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	REMARKS
SHRUBS						
	CAL	CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF BOTTLEBRUSH	5 GAL.	48" o.c.	23	
	CIS	CISTUS X HYBRIDUS 'MICKIE' / MICKIE ROCKROSE	5 GAL.	60" o.c.	91	
	LAN	LANTANA CAMARA 'GOLD RUSH' / GOLD RUSH LANTANA	1 GAL.	36" o.c.	79	
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	PSW	PART SHADE WILDFLOWER MIXTURE / STOVER SEED - PLANT WITH COMPOST	-	-	10,000 SQ. FT.	
LANDSCAPE ELEMENTS						
	DRY	DRYCREEK COBBLE SURFACING	-	-	30,000 SQ. FT.	
	MUL	3" DEPTH WALK ON BARK MULCH	-	-	250,000 SQ. FT.	

0' 10' 20' 40'

N

100% DRAWINGS

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CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 3868
Exp. April 2026
STATE OF CALIFORNIA

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT
ROCKY RIDGE DR, ROSEVILLE, CA, 95661

FOR BIDDING ONLY NOT FOR CONSTRUCTION

LANDSCAPE PLANS

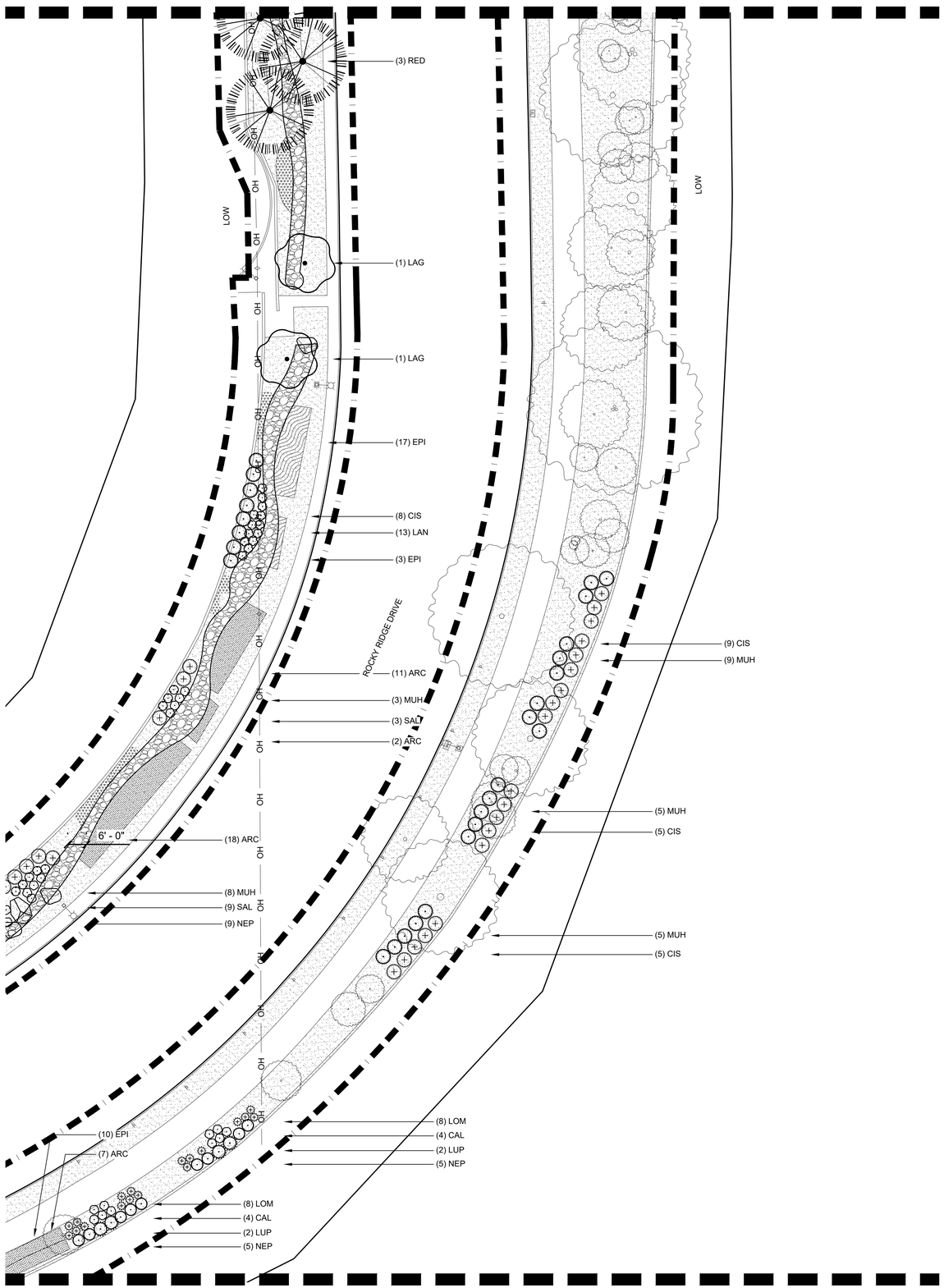
KEYMAP:

SCALE:

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L3.8

SHEET: 39 OF 43



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	PSW	PART SHADE WILDFLOWER MIXTURE / STOVER SEED - PLANT WITH COMPOST	-	-	10,000 SQ. FT.	
LANDSCAPE ELEMENTS						
	DRY	DRYCREEK COBBLE SURFACING	-	-	30,000 SQ. FT.	
	MUL	3" DEPTH WALK ON BARK MULCH	-	-	250,000 SQ. FT.	

0' 10' 20' 40' N

100% DRAWINGS

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CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 3868
Exp. April 2026
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION
FOR BIDDING ONLY

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT

ROCKY RIDGE DR, ROSEVILLE, CA, 95661

LANDSCAPE PLANS

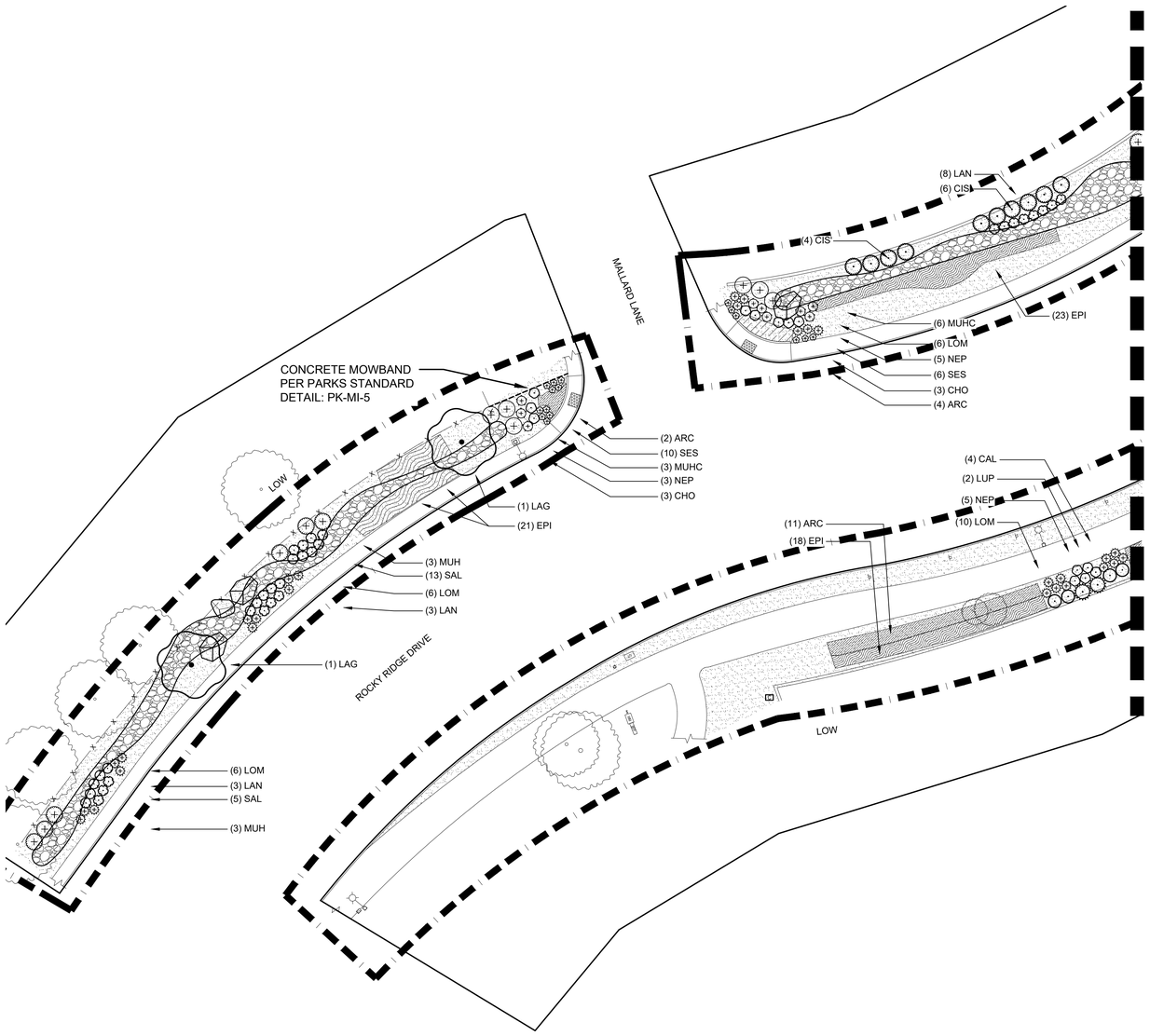
KEYMAP:

SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L3.9

SHEET: 40 OF 43



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0' 10' 20' 40' N

100% DRAWINGS

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TARA L. GEE
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Exp. April 2026
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FOR BIDDING ONLY - NOT FOR CONSTRUCTION

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT

ROCKY RIDGE DR, ROSEVILLE, CA, 95661

LANDSCAPE PLANS

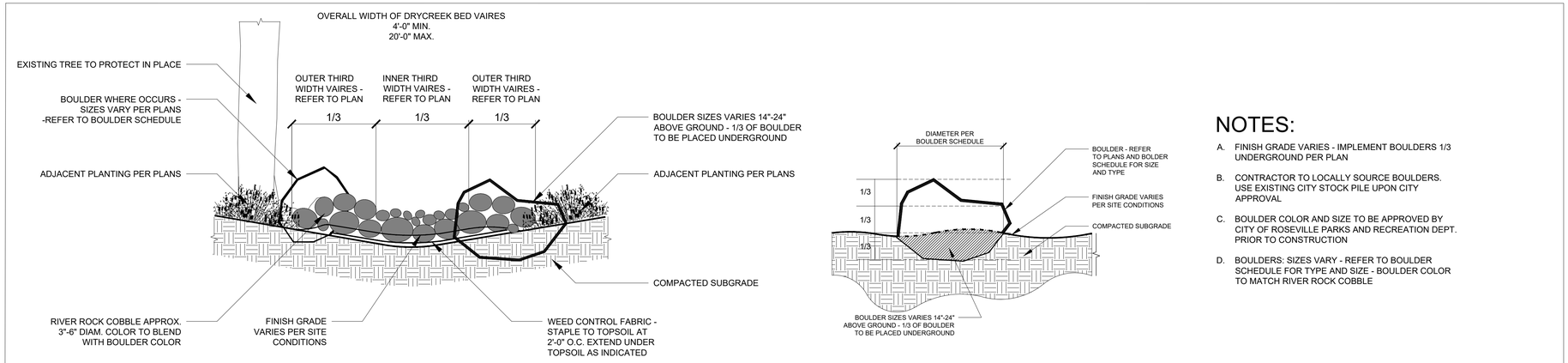
KEYMAP:

SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L3.10

SHEET: 41 OF 43



NOTES:

A. FINISH GRADE VARIES - IMPLEMENT BOULDERS 1/3 UNDERGROUND PER PLAN

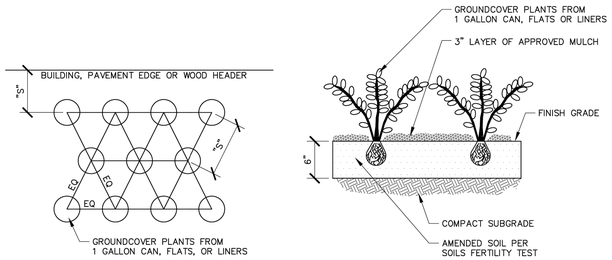
B. CONTRACTOR TO LOCALLY SOURCE BOULDERS. USE EXISTING CITY STOCK PILE UPON CITY APPROVAL

C. BOULDER COLOR AND SIZE TO BE APPROVED BY CITY OF ROSEVILLE PARKS AND RECREATION DEPT. PRIOR TO CONSTRUCTION

D. BOULDERS: SIZES VARY - REFER TO BOULDER SCHEDULE FOR TYPE AND SIZE - BOULDER COLOR TO MATCH RIVER ROCK COBBLE

1 DRYCREEK BED COBBLE SURFACING SECTION ELEVATION AND BOULDER INSTALLATION

N.T.S.



JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

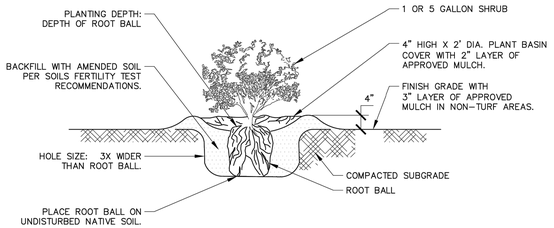
CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

GROUNDCOVER PLANTING

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–LS–1

NOTES
1. "S" REFERS TO PLANT SPACING, SEE PLANT TABLE ON CONSTRUCTION DOCUMENTS.



JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

SHRUB PLANTING

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–LS–2

NOTES
1. AMENDMENT SHALL BE CONSISTENT WITH SOILS FERTILITY TEST.
2. PLANTING AREAS SHALL BE TREATED WITH PRE-EMERGENT AFTER PLANTING IS COMPLETE AND PRIOR TO MULCH INSTALLATION.
3. SCORE ROOT BALL IN VARIOUS LOCATIONS.

2 CITY STANDARD DETAILS

N.T.S.

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ROCKY RIDGE DR, ROSEVILLE, CA, 95661

LANDSCAPE DETAILS

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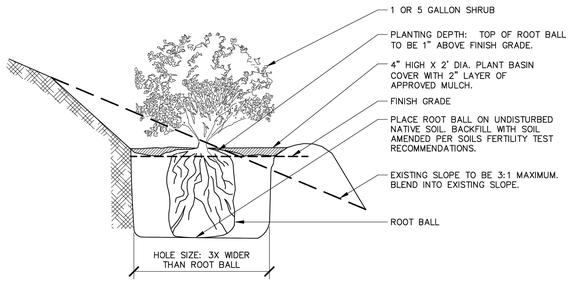
L3.11

SHEET: 42 OF 43



JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

NOTES

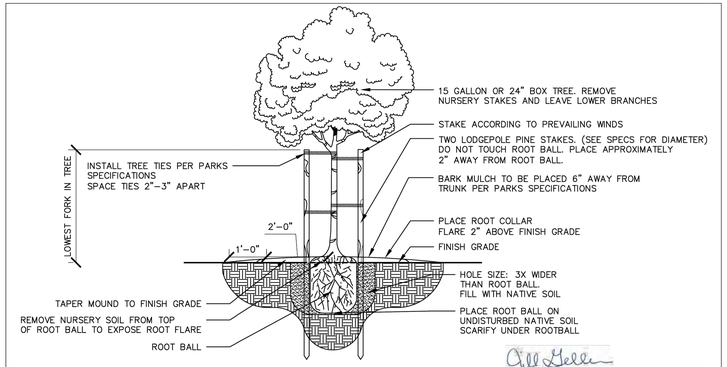
1. PLANTER AREAS SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE AFTER PLANTING IS COMPLETE AND PRIOR TO MULCH INSTALLATION.
2. BUBBLERS TO BE PLACED ON UPHILL SIDE OF SHRUB.
3. SCORE ROOT BALL IN VARIOUS LOCATIONS.

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

SHRUB PLANTING ON SLOPES

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-LS-3



JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

NOTES

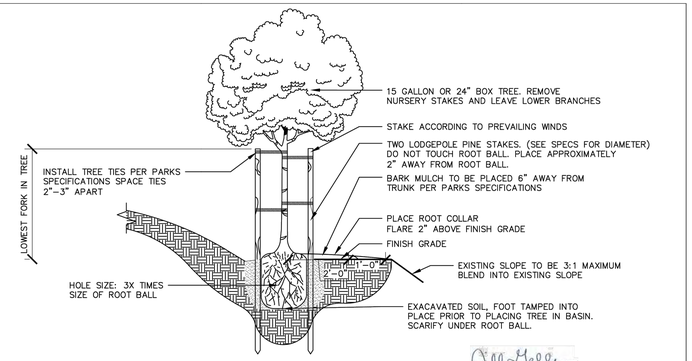
1. SCORE ROOT BALL AND CUT GIRDLING ROOTS ON ALL FOUR SIDES OF ROOT BALL.
2. FOR LAWN AREAS: PROVIDE A 5' DIA. AREA FREE OF TURF.
3. TREES FURNISHED IN #15 NURSERY CONTAINERS REQUIRE 2" DIA. STAKES. TREES LESS THAN 8' IN HEIGHT REQUIRE AN 8' STAKE. TREES 8' OR GREATER IN HEIGHT REQUIRE A 10' STAKE. TREES FURNISHED IN 24" BOXES REQUIRE 3" DIA. BY 10' LONG STAKES.
4. INSTALL 2 TREE TIES AT 2/3 OF TREE HEIGHT AND 2 TREE TIES AT 1/2 OF TREE HEIGHT PER PARKS SPECIFICATIONS
5. TREE STAKES SHOULD BE INSERTED INTO THE GROUND TO A MINIMUM DEPTH OF 18".
6. TREES TO BE STRUCTURALLY PRUNED BEFORE PLANTING. ESTABLISH A CENTRAL LEADER AND REDUCE OR REMOVE CODOMINANT LEADERS.

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

TREE PLANTING

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-LS-4



JILL GELLER, CPRE
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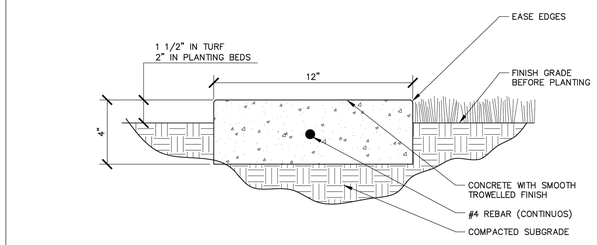
5. TREES TO BE STRUCTURALLY PRUNED BEFORE PLANTING. ESTABLISH CENTRAL LEADER AND REDUCE OR REMOVE CODOMINANT LEADERS.
6. REMOVE NURSERY SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

TREE PLANTING ON SLOPES

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PL-LS-5



JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

NOTES

1. WHERE VEHICULAR SERVICE/MAINTENANCE TRAFFIC WILL CROSS MOWBANDS, CONCRETE SECTIONS SHALL BE THICKENED TO 6" (SELECT AREAS ONLY).
2. PROVIDE 1/2" SCORE JOINTS AT 20' O.C.

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

CONCRETE MOWBAND

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-MI-5

3 CITY STANDARD DETAILS

N.T.S.

100% DRAWINGS

CALL BEFORE YOU DIG USA 800.642.2444

CITY OF ROSEVILLE
TRADITION • PRIDE • PROGRESS

PARKS, RECREATION AND LIBRARIES DEPARTMENT

316 VERNON STREET
ROSEVILLE, CA 95678
(916) 746-1758

CWJ-
EN-
BD-

CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 5868
Exp. April 2026
STATE OF CALIFORNIA

FOR CONSTRUCTION

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT

ROCKY RIDGE DR, ROSEVILLE, CA, 95661

LANDSCAPE DETAILS

KEYMAP:

FOR BIDDING ONLY

SCALE:

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L3.12

SHEET: 43 OF 43



FOR BIDDING ONLY NOT FOR CONSTRUCTION

Project Manual for the

Rocky Ridge Landscape Improvement Project

July 2025

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 are available at www.roseville.ca.us/parksintheworks.

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

CITY OF ROSEVILLE CALIFORNIA

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

Notice to Bidders

DATE: 7/17/2025

TO: Prospective Bidders

FROM: Joshua Cervantes, Park Development Project Manager

RE: Rocky Ridge Landscape Improvement Project

Project Description: The City of Roseville is now accepting bid proposals for The Rocky Ridge Landscape Improvement Project. The scope of work for the base bid includes, but is not limited to following: Purchase and Installation of new planting, irrigation, bark mulch, boulders, and dry creek cobble surfacing.

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/procurement_services/bids_rfps. 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 $**1,215,000**

Pre-Bid Meeting: Not Applicable.

Questions: The deadline for submission of questions and clarifications regarding the Contract Documents is 8/26/2025. In order to meet the required timeline to issue addenda, questions will not be accepted after this date. Only Addenda issued by the City are binding. All questions shall be directed to the attention of Joshua Cervantes via Public Purchase at https://roseville.ca.us/rfp.

Bid Deadline: Proposals will be received at the Office of the City Clerk, 311 Vernon Street, Roseville, California, until 3:00 p.m. on 9/2/2025. 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 2025 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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Parks, Recreation & Libraries
Park Development
316 Vernon Street, Suite 400
Roseville CA 95678

Notice to the apparent low bidder for The Rocky Ridge Landscape Improvement 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, single-side print) with either:
   - wet signatures from two corporate officers*, or
   - wet signature from one corporate office **plus** the corporate seal

** In accordance with Section 313 of the California Corporations Code, any document executed by a corporation requires the signature from at least one person from EACH of the following two groups:*

GROUP ONE	*GROUP TWO*
Chairman of the Board	*Secretary*
President	*Assistant Secretary*
Vice President	*Chief Financial Officer*
	Assistant Treasurer

If an officer holds a title in each of the above groups (dual title), that officer may sign for each of the two groups by two separate signatures with the appropriate title listed with his or her signature.

2. Public Works Faithful Performance Bond – fully executed and notarized
3. Public Works Labor and Materials Payment Bond – fully executed and notarized
4. Insurance Certificates – e-mailed to roseville@ebix.com and JRCervantes@roseville.ca.us

We request that all documents be received by **September 5th, 2025**.

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

Send completed forms to:

City of Roseville - Parks, Recreation & Libraries Department
Attn: Joshua Cervantes
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.

916.774.5924 phone
916.774.5251 fax
www.roseville.ca.us

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CITY OF ROSEVILLE

DEPARTMENT OF Parks, Recreation & Libraries

Name of Project: The Rocky Ridge Landscape Improvement Project

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 September 2nd 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 September 2nd, 2025 at the Office of the City Clerk located at 311 Vernon Street, Roseville California for the following project:

The Rocky Ridge Landscape Improvement Project.

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 on-line from the City of Roseville's website at https://www.roseville.ca.us/business/procurement_services/bids_rfps. All communications relative to this project shall be conducted through Public Purchase.

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

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follows:

[NAME OF PROJECT]

(Name of Bidder)

(Address of Bidder)

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

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

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

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

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

The City will affirmatively ensure non-discrimination on the basis of one or more of the following: race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, age, sexual orientation, or military and veteran status in the award and administration of contracts that it awards.

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

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

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

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work is to be done to be as determined by the Director of Industrial Relations of the State of California. The Contractor is hereby made aware that information regarding prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm. The Contractor is required to post a copy of the applicable wage rates at the job site. Attention is directed to Section 5 "Legal Relations and Responsibility" of the General Conditions.

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

Vehicles with a GVWR greater than 8,500 lbs. and light – duty package delivery vehicles operated in California may be subject to the California Air Resources Board Advanced Clean Fleets regulations. Such vehicles may therefore be subject to requirements to reduce emissions and air pollutants. For more information, please visit the CARB Advanced Clean Fleets

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webpage at https://ww2.arb.ca.gov/our-work/programs/advanced-clean-fleets. In addition, certain off-road diesel vehicles may be subject to the CARB In-Use Off-Road Diesel-Fueled Fleets Regulation. For more information, please visit the CARB In-Use Off-Road Diesel-Fueled Fleets Regulation webpage at https://ww2.arb.ca.gov/our-work/programs/use-road-diesel-fueled-fleets-regulation.

All questions prior to the deadline for bid submissions shall be directed to the attention of Joshua Cervantes via Public Purchase at https://roseville.ca.us.rfp. The deadline for submissions of questions and clarifications regarding the Contract Documents is 7 calendar days before the deadline for bid submissions. Only Addenda issued by the City are binding.

_____
City Clerk, City of Roseville

Dated: _____

Published: _____

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INSTRUCTIONS TO BIDDERS

SECTION 1. GENERAL

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

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

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

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

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

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

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SECTION 2: BID REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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SECTION 3: EVALUATION OF BIDS

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

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

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

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

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

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

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SECTION 4: AWARD AND EXECUTION OF CONTRACT

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

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

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

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

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

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

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

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

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

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

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

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SECTION 5: BID PROTEST PROCEDURES

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

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PROPOSAL TO THE DEPARTMENT OF Parks, Recreation & Libraries

Project: The Rocky Ridge Landscape Improvement Project

Name of Bidder _____ Business Phone _____

Business Address _____

Place of Business _____

Contractor's License No. _____

License Expiration Date_____

License Classification Type _____

DIR Registration No. _____

Type of business organization: _____

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

City of Roseville Business License No._____

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

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

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

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

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

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

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

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

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with the Contract Documents.

Accompanying this Proposal is _____.

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

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

_____

_____

_____

If SOLE OWNER, execute here:

I sign as sole owner of the business named above:

_____

If PARTNERSHIP, one or more partners sign here:

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

_____

_____

If CORPORATION, execute here:

Corporate Name: _____

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Incorporated under the laws of the State of _____

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

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

If JOINT VENTURE, execute here:

Joint Venture name composed of: _____

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

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

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

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[LIST OF SUBCONTRACTORS FOLLOWS ON NEXT PAGE.]

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LIST OF SUBCONTRACTORS

Contractor's Name: _____

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

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

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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

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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

_____

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

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

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

_____(Seal)

_____(Seal)

_____(Seal)

Principal

_____(Seal)

_____(Seal)

_____(Seal)

Surety

_____

_____

Business Address

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.

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Project The Rocky Ridge Landscape Improvement Project

Contractor _____

SCHEDULE OF BID ITEMS

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SCHEDULE OF BID ITEMS

The Rocky Ridge Landscape Improvement 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 "Grand Total Bid Price".** 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 Rocky Ridge Landscape Improvement Project.**

Numerical **Base** Bid: $_____

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

ADD ALTERNATES:

N/A.

GRAND TOTAL BID PRICE:

Lump sum Base Bid

Numerical **Grand Total Bid Price**: $_____

Written **Grand Total Bid Price**: _____ dollars and _____

The additions/deletions sheets (PROP – 13C through PROP – 13E) shall be completed in their entirety.

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

Contractor Name (print or type): _____

Signature (by authorized representative): _____

Date: _____ License No.: _____ Class: _____

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The Rocky Ridge Landscape Improvement Project

For Additions and Deletions Only

Contractor shall provide itemized costs as shown below for use during construction for additions or deletions only. Unit costs to be listed are 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	Not Used	sf	
3	Not Used	sf	
4	Not Used	sf	
5	Not Used	sf	
6	EC-8 Wood Mulching	sf	
7	Not Used	ea	
8	Not Used	ea	
9	Not Used	sf	
10	EC-16 Non-Vegetative Stabilization	sf	
11	SE-1 Silt Fence	lf	
12	SE-5 Fiber Rolls	lf	
13	SE-6 Gravel Bag Berm	ea	
14	SE-7 Street Sweeping and Vacuuming	ea	
15	SE-8 Sandbag Barrier	lf	
16	SE-9 Straw Bale Barrier	lf	
17	SE-10 Storm Drain Inlet Protection	ea	
18	TC-1 Stabilized construction entrance/exit	ea	
19	TC-3 Entrance/outlet tire wash	ea	
20	Site Security Fencing	lf	
21	15 Gallon Tree	ea	
22	24" Box Tree	ea	
23	5 Gallon Shrub	ea	

Items 1 through 19 are to be consistent with requirements detailed in California Stormwater Quality

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Association Stormwater Best Management Practice Handbook, latest edition.

The Rocky Ridge Landscape Improvement Project

For Additions and Deletions Only (continued)

Item	Description	Unit	Unit Cost
24	1 Gallon Ground Cover	ea	
25	Irrigation Mainline	lf	
26	Irrigation Lateral Lines	lf	
27	Tree Bubbler	ea	
28	Irrigation Drip Line	sf	
29	Air Relief Valve	ea	
30	Quick Coupler Valve	ea	
31	Flush Valve	ea	
32	Drip Operation Indicator	ea	
33	Gate Valve	ea	
34	Irrigation Cap	ea	
35	Metallic Marker	ea	
36	Irrigation Remote Control Valve	ea	
37	Irrigation Drip Control Kit	ea	
38	Not Used	ea	
39	Concrete Flatwork	sf	
40	Not Used	lf	
41	Not Used	ea	
42	Not Used	ea	
43	Not Used	lf	
44	3" Wall on Bark Mulch	yrd	
45	Dry Creek Cobble	sf	
46	1'L x 1'W x 1'D Boulder	ea	
47	2'L x 2'W x 2'D Boulder	ea	
48	3'L x 3'W x 3'D Boulder	ea	
49	Clear and Grub	sf	
50	Asphalt Flat Work		

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PROJECT QUALIFICATIONS/EXPERIENCE SHEET

Project Name: The Rocky Ridge Landscape Improvement Project. Company Name: _____ License Type: _____

The following shall be fully completed by the Contractor detailing previous experience which satisfies the project prerequisite. This prerequisite includes the **successful completion of five (5)** park/streetscape projects of similar size and scope to that of the current project and which has been completed by your company within the last **three (3)** years. This form shall be fully completed and submitted as a part of the Proposal/Bid Schedule. Failure to do so could be interpreted as an incomplete/non-responsive bid.

1. Project Name: _____ Acres _____ Location:_____
Owner: _____ Contact Person: _____
Phone: (_____) _____ Contract Amount: $_____ Year Completed _____
Landscape Architect/Architect: _____ Phone: (_____) _____

Scope of Work (check all those that apply):

___ Grading	___ Drainage	___ Irrigation	___ Asphalt Concrete Work	___ Concrete Forming
___ Concrete Flatwork	___ Special Concrete Finishing	___ Decomposed Granite Paving	___ Parking Lots	___ Tennis Courts
___ Basketball Court	___ Play Equipment Installation	___ Benches	___ Picnic Tables	___ Lighting
___ Drinking Fountains	___ Masonry Block Work	___ Backstops	___ Restroom Facilities	___ Landscaping
___ Other (specify)	_____			

2. Project Name: _____ Acres _____ Location:_____
Owner: _____ Contact Person: _____
Phone: (_____) _____ Contract Amount: $_____ Year Completed _____
Landscape Architect/Architect: _____ Phone: (_____) _____

Scope of Work (check all those that apply):

___ Grading	___ Drainage	___ Irrigation	___ Asphalt Concrete Work	___ Concrete Forming
___ Concrete Flatwork	___ Special Concrete Finishing	___ Decomposed Granite Paving	___ Parking Lots	___ Tennis Courts
___ Basketball Court	___ Play Equipment Installation	___ Benches	___ Picnic Tables	___ Lighting
___ Drinking Fountains	___ Masonry Block Work	___ Backstops	___ Restroom Facilities	___ Landscaping
___ Other (specify)	_____			

3. Project Name: _____ Acres _____ Location:_____
Owner: _____ Contact Person: _____
Phone: (_____) _____ Contract Amount: $_____ Year Completed _____
Landscape Architect/Architect: _____ Phone: (_____) _____

Scope of Work (check all those that apply):

___ Grading	___ Drainage	___ Irrigation	___ Asphalt Concrete Work	___ Concrete Forming
___ Concrete Flatwork	___ Special Concrete Finishing	___ Decomposed Granite Paving	___ Parking Lots	___ Tennis Courts
___ Basketball Court	___ Play Equipment Installation	___ Benches	___ Picnic Tables	___ Lighting
___ Drinking Fountains	___ Masonry Block Work	___ Backstops	___ Restroom Facilities	___ Landscaping
___ Other (specify)	_____			

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4. 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)	_____			

5. Project Name: _____ Acres _____ Location:_____
Owner: _____ Contact Person: _____
Phone: (_____) _____ Contract Amount: $_____ Year Completed _____
Landscape Architect/Architect: _____ Phone: (_____) _____

Scope of Work (check all those that apply):

___ Grading	___ Drainage	___ Irrigation	___ Asphalt Concrete Work	___ Concrete Forming
___ Concrete Flatwork	___ Special Concrete Finishing	___ Decomposed Granite Paving	___ Parking Lots	___ Tennis Courts
___ Basketball Court	___ Play Equipment Installation	___ Benches	___ Picnic Tables	___ Lighting
___ Drinking Fountains	___ Masonry Block Work	___ Backstops	___ Restroom Facilities	___ Landscaping
___ Other (specify)	_____			

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NONCOLLUSION DECLARATION TO BE EXECUTED BY
BIDDER AND SUBMITTED WITH BID

The undersigned declares:

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

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

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

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

_____
(Signature of Declarant)

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DISQUALIFICATION QUESTIONNAIRE

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

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

Yes_____ No_____

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

_____

_____

_____

_____

_____

_____

NAME OF BIDDER: _____

SIGNATURE OF BIDDER: _____

TITLE OF BIDDER: _____

DATE: _____

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ACKNOWLEDGEMENT OF INSURANCE AND BOND REQUIREMENTS

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

NAME OF BIDDER: _____

SIGNATURE OF BIDDER: _____

TITLE OF BIDDER: _____

DATE: _____

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DISCLAIMER OF WARRANTIES AND ACCURACY OF DATA

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

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

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

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

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END OF PROPOSAL

FOR BIDDING ONLY NOT FOR CONSTRUCTION

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

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

NOW, THEREFORE, the parties agree as follows:

1. THE WORK. CONTRACTOR agrees:

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

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

2. PAYMENT. CITY shall pay CONTRACTOR _____ _____ dollars ($_____) for the Work to be done under this Agreement in accordance with the Contract Documents.

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

a. The advertisement for bids (including the notice to bidders, instructions to bidders and proposals);

b. The accepted bid;

c. Plans and specifications (including general conditions, supplemental conditions, special provisions and construction details);

d. Bonds and insurance required by the specifications; and

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e. This contract.

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

4. LIQUIDATED DAMAGES. In the event CONTRACTOR does not complete the Work within the time specified, CONTRACTOR agrees that CITY will suffer damages. Inasmuch as the actual damages which would result from such breach by CONTRACTOR under this Agreement are uncertain, and would be impractical or extremely difficult to fix, CONTRACTOR agrees that it shall pay, or CITY shall deduct from CONTRACTOR's fee, the amount of $_____ per day as liquidated damages, in the event of such delay.

5. TIME OF COMPLETION. Time is of the essence of this Agreement. CONTRACTOR shall complete all Work under the Contract Documents within _____ Days of the date of this Contract. CONTRACTOR shall begin work by the date specified in the "Notice to Proceed" letter and shall diligently prosecute all of the Work under this Contract in all parts and requirements as defined in the Contract Documents.

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

CITY OF ROSEVILLE	CONTRACTOR
_____	_____
_____	_____
_____	_____
_____	_____

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

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

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

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

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

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

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

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

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

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

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

CITY OF ROSEVILLE, a municipal corporation

BY:_____
DOMINICK CASEY
City Manager

ATTEST:

BY:_____
CARMEN AVALOS
City Clerk

_____, a
_____

BY: _____
its: _____

and

BY: _____
its: _____

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APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____

Print Name:_____

Title:_____

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INSURANCE BROKER INFORMATION PACKET

Project:_____

NOTICE TO CONTRACTOR:

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

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

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NOTICE TO INSURANCE BROKER

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

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

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

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

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

Bonds must be sent to the following staff person:

_____

_____

_____

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

a. By email to roseville@ebix.com

b. By fax to (770) 335-5727

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

c. Or mail the documents to

City of Roseville
Insurance Compliance
P.O. Box 100085-R1
Duluth, GA 30096

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

Thank you.

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INSURANCE REQUIREMENTS

The following sections are quoted from the General Conditions:

5-1.23 **INSURANCE COVERAGE.**

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

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

C. Insurance Required.

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

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

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

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

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

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

d. Such insurance shall specifically cover the contractual liability of

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the Contractor.

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

f. Waiver of subrogation endorsement.

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

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

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

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

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5. **Builder's Risk/Course of Construction Insurance Is ____ OR Is Not** X **Required by Risk Management:** The Contractor shall be responsible for all loss, damage or destruction whatsoever to the work called for by this Contract until the approval of a Notice of Completion or acceptance of the Work if no Notice of Completion is to be recorded.

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

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

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

6. **Pollution Coverage:** Contractor shall procure pollution liability coverage or other insurance covering claims for bodily injury or property damage arising out of the abatement, removal, storage, transportation, or other exposure to hazardous materials or

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

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

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

5-1.24 **OTHER INSURANCE PROVISIONS.**

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

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

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SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

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

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

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

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

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

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

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

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

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

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Bond No. _____
Premium $_____

PUBLIC WORKS
FAITHFUL PERFORMANCE BOND

(Project: _____)

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

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

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

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

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

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

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

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

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

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

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

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

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

[SIGNATURES NEXT PAGE]

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

PRINCIPAL:

BY:_____

PRINT NAME: _____

PRINT TITLE: _____

AND

BY: _____

PRINT NAME: _____

PRINT TITLE:_____

SURETY:

BY:_____

PRINT NAME: _____

PRINT TITLE:_____

MAILING ADDRESS:

_____

_____

_____

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

APPROVED AS TO FORM:

BY: _____
City Attorney

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Bond No. _____
Premium $_____

PUBLIC WORKS
LABOR AND MATERIALS PAYMENT BOND
(Project: _____)

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

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

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

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

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

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

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

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

PRINCIPAL:

BY:_____

PRINT NAME: _____

PRINT TITLE: _____

AND

BY: _____

PRINT NAME: _____

PRINT TITLE: _____

SURETY:

BY:_____

PRINT NAME: _____

PRINT TITLE:_____

MAILING ADDRESS:

_____

_____

_____

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

APPROVED AS TO FORM:

BY: _____
City Attorney

FOR BIDDING ONLY NOT FOR CONSTRUCTION

CITY OF ROSEVILLE

GENERAL CONDITIONS

FOR

BUILDINGS AND GROUNDS

FOR BIDDING ONLY NOT FOR CONSTRUCTION

CITY OF ROSEVILLE
GENERAL CONDITIONS
FOR
BUILDINGS AND GROUNDS

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SECTION 1

DEFINITIONS AND TERMS

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

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

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

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

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

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with certain contractual requirements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

E. Supplemental costs including the following:

1. The proportion of necessary transportation, travel and subsistence

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

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

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

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

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

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

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

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

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equipment and/or facilities.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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the Work Site.

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

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

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

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SECTION 2

CONTROL AND SCOPE OF THE WORK

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

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

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satisfactory and workmanlike manner.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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15. Mechanical drawings

16. Printouts of all software programs and configuration files

17. Factory and field test procedures and results

Operation and maintenance manuals for complex equipment shall also include:

18. Alternate specified operating modes

19. Emergency shutdown instructions

20. Normal shutdown instructions

21. Long term shutdown instructions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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SECTION 3

CHANGES IN THE WORK

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

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

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default under this Agreement.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

15 percent for labor;

10 percent for materials; and

5 percent for equipment rental.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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SECTION 4

CONTROL OF MATERIALS

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

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

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

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

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

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before Acceptance of the Contract.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. Costs of Testing.

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

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

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

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

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

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

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

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

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

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

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SECTION 5

LEGAL RELATIONS AND RESPONSIBILITY

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

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

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

5-1.03 **NONDISCRIMINATION.**

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

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

B. During the performance of this Contract, Contractor and its Subcontractors shall not unlawfully discriminate against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. The Contractor and Subcontractors shall insure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination. The Contractor and Subcontractors shall comply with the provisions of the California Fair Employment and Housing Act (Government Code §12900, et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, §7285.0 et seq.) and other applicable State and Federal regulations and City

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

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

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

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

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

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

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

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

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

In addition to said penalty, the difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage shall be paid to each worker by the Contractor or Subcontractor.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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basis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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19. Transite (Asbestos) Pipe Work Procedure.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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muffler.

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

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

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

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

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

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

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

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

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

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Discharges Associated with Construction Activity.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5-1.23 **INSURANCE COVERAGE.**

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

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

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

C. Insurance Required.

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

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

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

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

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

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

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

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

f. Waiver of subrogation endorsement.

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

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

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

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

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

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

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

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

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

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

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

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

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

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5-1.24 **OTHER INSURANCE PROVISIONS.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5-1.29 **CONTRACTOR'S RESPONSIBILITY FOR THE WORK.** Except as otherwise provided herein, the Contractor shall have the charge and care of the Work and shall bear the risk of injury or damage to any part of the Work by the action of the elements or from any other cause whether arising from the execution or from the nonexecution of the Work until the Acceptance of the Contract by the Director. The Contractor shall rebuild, repair, restore, and make good all injuries or damages to any portion of the Work occasioned by any cause before its completion and Acceptance, and shall bear the expense thereof. In case of suspension of Work from any cause whatever, the Contractor shall be responsible for the Work and it shall also be responsible for all materials, and shall properly store them if necessary, and shall provide suitable drainage and erect temporary structures where necessary.

The Contractor will be relieved of responsibility for any injury or damage to the Work caused by the following:

A. An earthquake in excess of a magnitude of 3.5 on the Richter Scale or a tidal wave, when the effect of such has been proclaimed a disaster or state of emergency by the Governor of the State of California or by the President of the United States, or was of such magnitude at the site of the Work as to have been sufficient to have caused a proclamation of disaster or state of emergency, had it occurred in a populated area.

B. Occupancy and use by the Department or the public prior to the completion of the entire project.

C. Acts of the Federal Government or the public enemy.

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5-1.30 **RESPONSIBILITY FOR UTILITIES.** The Contractor shall be responsible at its own cost for any and all Work, expense or special precautions caused or required by the existence or proximity of utilities encountered in performing the Work, including without limitation, repair of any or all damage and all hand or exploratory excavation required. The Contractor is cautioned that such utilities may include communication cables or electrical cables which may be high voltage, and when working or excavating in the vicinity of such cables, or the ducts enclosing such cables, the Contractor shall undertake at its own cost any special precautions required. Suitable warning signs, barricades, and safety devices shall be erected as necessary or required.

However, if during the course of the Work the Contractor encounters utility Installations which are not shown or indicated in the Contract Documents or which are found in a location substantially different from that shown, and such utilities are not reasonably apparent from visual examination, then the Contractor shall promptly notify the Director in writing. Where necessary for the Work of the Contract, the Director shall issue a written order to the Contractor to make such adjustments, rearrangement, repair, removal, alteration, or special handling of such utility, including repair of the damaged utility. The Contractor shall perform the Work described in such written order, and compensation therefor will be made in accordance with Section 3 of these General Conditions relating to changes in the Work. Except for the items of cost specified in said Section 3, the Contractor shall receive no compensation for any other cost, damage, delay, interference, or hindrance to him or her due to the presence of such utility. If the Contractor fails to give the notice specified above and thereafter acts without instructions for the Director, then the Contractor shall be liable for any or subsequent to discovery thereof, and the Contractor shall repair and make good such damage at its own cost.

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The precise location of underground facilities can only be determined by careful probing or hand digging in compliance with Article 6 of the Cal/OSHA Construction Safety Orders which states in part:

> "Prior to opening an excavation, effort shall be made to determine whether underground installations, i.e., sewer, water, fuel, electric lines, etc., will be encountered, and if so, where such underground installations are located. When the excavation approaches the approximate location of such an installation, the exact location shall be determined by careful probing or hand digging, and, when it is uncovered, adequate protection shall be provided for the existing installation."

The location of known existing utilities and pipelines are shown on the Contract Drawings in their approximate locations. Some of the locations include multiple conduits. The Contractor shall exercise care in avoiding damage to those facilities which are to remain in service subsequent to the construction of the particular new facility involved and the Contractor will be held responsible for any repairs if damaged. The Contractor shall also exercise care in maintaining those pipes and facilities required for continuing operation of the existing facilities until such time as they can be abandoned. There is no guarantee that all utilities or obstructions are shown on the Contract Drawings or that the locations indicated are accurate.

The Contractor shall exercise extreme caution in working in the area adjacent to the existing pipelines and utility services. It is essential that all the existing facilities be maintained in service. Construction of the connections between the existing facilities and the new facilities shall be at times and during periods acceptable to the City. The Contractor shall advise the Director in writing of its proposed Construction Schedule for these connections at least forty-eight (48) hours in advance.

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The Contractor shall uncover all piping and conduits, to a point one foot (1') below the pipe, where crossings, interferences, or connections are shown on the Contract Drawings, prior to trenching or excavating for any pipe or structures, to determine actual elevations. New pipelines shall be laid to such grade as to clear all existing facilities which are to remain in service. If the Contractor does not expose all required utilities, it shall not be entitled to additional compensation for Work necessary to avoid interferences nor for repair to damaged utilities. Excavations around underground electrical ducts and conduits shall be performed using extreme caution to prevent injury or damage to workers and to the electrical ducts or conduits.

5-1.31 **PROPERTY RIGHTS IN MATERIALS.** Nothing in the Contract shall be construed as vesting in the Contractor any right of property in the materials used after they have been attached or affixed to the Work or soil or after partial payment has been made as provided in Section 7-1.07, "Progress Payments," of these General Conditions for material delivered on the ground or stored subject to or under the control of the City and unused. All such material shall become the property of the City upon being so attached or affixed or upon payment for materials delivered on the ground or stored subject to or under the control of the City and unused, as provided in said Section 7-1.07.

5-1.32 **COURT ORDERED DELAY.** If, pursuant to court order, the Department temporarily suspends performance of all or any portion of the Work, an extension of time determined pursuant to the provisions in Section 6-1.08, "Liquidated Damages," of these General Conditions will be granted.

5-1.33 **NO PERSONAL LIABILITY.** Neither the Director, nor any other officer or authorized employee of the City, shall be personally responsible for any liability arising under or by virtue of the Contract.

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5-1.34 **RIGHTS IN LAND AND IMPROVEMENTS.** The Contractor shall make no arrangements with any person or entity to permit occupancy or use of any land, structure or building within the limits of the Work, for any purpose whatsoever, either with or without compensation, in conflict with any agreement between the City and any third party owner, former owner, or tenant of such land, structure or buildings. The Contractor shall not occupy City-owned property outside the limit of the Work shown on the Contract Drawings unless it obtains prior approval.

5-1.35 **ANTITRUST CLAIMS.** The Contractor's attention is directed to the following provision of Public Contract Code Section 7103.5(b), which is applicable to the Contractor and its Subcontractors:

> " In entering into a public works contract or a subcontract to supply goods, services, or materials pursuant to a public works contract, the contractor or subcontractor offers and agrees to assign to the awarding body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 [commencing with Section 16700] of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time the awarding body tenders final payment to the contractor, without further acknowledgement by the parties."

5-1.36 **RIGHTS TO DRAWINGS, TECHNICAL DATA PATENTS.** Shop

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Drawings and Working Drawings submitted to the City by the Contractor, Subcontractor or any lower tier Subcontractor pursuant to the Agreement, are the property of the City and the City may use, and disclose in any manner and for any purpose, Shop Drawings and Working Drawings delivered under the Contract.

Technical Data including manuals or instructional materials, computer or microprocessor software which are delivered or submitted to the City by the Contractor, Subcontractor, or any lower tier Subcontract pursuant to the Contract are the property of the City, and the City may use or disclose same in any manner and for any purpose.

The Contractor shall assume all costs arising from the use of patented materials, equipment, devices, or processes used on or incorporated in the Work, and shall defend, indemnify and save and hold harmless the City, and its duly authorized representatives, from all suits at law, or in equity, and actions of every nature for, or on account of the use of any patented materials, equipment, devices or processes. In case some materials, equipment, devices or processes are held to constitute an infringement and their use enjoined, the Contractor, at its expense, shall:

1. Secure for the City the right to continue using said materials, equipment, devices or processes by suspension of the injunction or by procuring a license or licenses; or
2. Replace such materials, equipment, devices, processes; or
3. Modify them so that they become non-infringing or remove the enjoined materials, equipment, devices or processes and refund the sums paid therefor without prejudice to any other rights of the City.

5-1.37 **PAYMENT OF TAXES.** Contractor shall pay all taxes and duties applicable to and assessable against any Work, equipment, materials, services, processes, and

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operations incidental to or involved in the Agreement, including but not limited to, retail sales and use, transportation, export, import, business, and special taxes. The Contractor is responsible for ascertaining and acquainting itself with such taxes and making all necessary arrangements to pay them. The Contractor will maintain records that are auditable records, and these records shall be subject to the City's review to verify that Contractor's tax payments are current at all times.

The Contract Price paid for the Work shall include full compensation for all taxes which the Contractor is required to pay, whether imposed by Federal, State or local government, including, without being limited to, Federal excise tax. No tax exemption certificate nor any document designed to exempt the Contractor from payment of any tax will be furnished to the Contractor by the Department, as to any tax on labor, services, materials, transportation, or any other items furnished pursuant to the Contract.

The Contractor shall withhold and pay any and all sales and use taxes, withholding taxes, whether Federal, State, or local, Social Security taxes, State Unemployment Insurance charges and all other taxes which are now or hereafter may be required to be paid or withheld under any laws.

5-1.38 **GRATUITIES AND CONFLICT OF INTEREST.** The Contractor shall not offer or provide gratuities in the form of gifts, entertainment, loans, meals, rewards, and/or services to representatives of the City, including but not limited to, officers, employees, agents, Engineering Service Consultants, Consulting Engineers and Architects, Inspectors and/or Testing Agencies retained by the City. If it is found that the Contractor has violated this provision, the Contract may be subject to termination for default as defined elsewhere in these General Conditions.

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During the term of the Contract and until the final payment has been made to the Contractor, the Contractor shall not employ or compensate in any manner whatsoever, the City's officers, employees and authorized representatives, agents, and any Engineering Service Consultants, Consulting Engineers and Architects, Inspectors, and/or Testing Agencies retained by the City. Any exception to the employment or compensation to any of the above named parties must be made in writing by the City. If the Contractor offers or provides employment or compensation to those named above during the term of the Contract, the Contract may be subject to termination for default.

5-1.39 **COOPERATION.** Should construction be under way by City forces or other forces or by other Contractors within or adjacent to the limits of the Work or should Work of any other nature be under way by such forces within or adjacent to said limits, the Contractor shall cooperate with all such forces to the end that any delay, interference or hindrance to their Work will be avoided. The right is reserved to perform other or additional Work at or near the site at any time, by the use of such forces.

5-1.40 **DIGGING TRENCHES OR OTHER EXCAVATIONS.** In the event any work involves digging trenches or other excavations that extend deeper than four feet (4') below the surface, City and Contractor shall comply with the following:

A. The Contractor shall promptly, and before the following conditions are disturbed, notify City in writing of any:

1. Material that the Contractor believes may be material that is hazardous waste, as defined in Section 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law.

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2. Subsurface or latent physical conditions at the site differing from those made available to Contractor for inspection as provided in the project proposal.

3. Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in Work of the character provided for in the Contract.

B. The City shall promptly investigate the conditions, and if it finds that the conditions do materially so differ, or do involve hazardous waste, and cause a decrease or increase in the Contractor's cost of, or the time required for, performance of any part of the Work shall issue a Change Order under the procedures described in the Contract.

C. In the event that a dispute arises between the City and the Contractor whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in the Contractor's cost of, or time required for, performance of any part of the Work, the Contractor shall not be excused from any scheduled completion date provided for by the Contract, but shall proceed with all work to be performed under the Contract. The Contractor shall retain any and all rights provided either by contract or by law which pertain to the resolution of disputes and protests between the contracting parties. However, no claim of the Contractor under this clause shall be allowed unless the Contractor has given the notice required by this Section. No claim by the Contractor for an equitable adjustment hereunder shall be allowed if asserted after final payment under this Contract.

5-1.41 **CONTRACTOR REGISTRATION.** No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this Contract, the Contractor and its subcontractors shall have a continuing legal obligation to maintain current

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registration with the Department of Industrial Relations. The Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

5-1.42 **CITY OF ROSEVILLE ENCROACHMENT PERMITS AND RIGHTS-OF-WAY.** The Contractor need not obtain a separate encroachment permit from the City prior to construction within street rights-of-way or other City rights-of-way. Execution of the Contract by the City shall be deemed an encroachment permit for work required by the Contract within rights-of-way. All work shall conform to the rules and regulations of encroachment permits and shall be subject to the inspection and approval of the Director and City Engineer.

To the extent indicated in the Contract Drawings, the City will provide the rights-of-way over private lands or the site to enable the Contractor to perform its work. The Contractor shall be solely responsible for securing any additional rights-of-way desired by the Contractor. The City will not be a party to nor assume any liability for any separate agreements reached between the Contractor and any third parties with respect to these additional rights-of-way. The Contractor shall procure evidence that agreements are in place with said third parties before the Contractor uses those areas covered by the agreements. Any damage to such private lands caused by the Contractor's operations shall be the sole responsibility of the Contractor.

5-1.43 **CALIFORNIA AIR RESOURCES BOARD REGULATIONS.** The Contractor shall comply with any applicable regulations of the California Air Resources Board ("CARB") set forth below.

A. In-Use Off-Road Diesel-Fueled Fleets. If the Contractor will use vehicles subject to Cal. Code Regs., tit. 13, §§ 2449 et seq. for the project, it shall submit a valid

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Certificate of Reported Compliance to the City as provided in § 2449(n).

B. Advanced Clean Fleets. Pursuant to Cal. Code Regs., tit. 13, § 2013(i)(1), the Contractor shall submit to the City either a signed statement stating that it is not subject to the High Priority and Federal Fleets regulation of title 13, CCR section 2015 through 2015.6, or a document evidencing that it is listed on the CARB Advanced Clean Fleets webpage as a compliant fleet.

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SECTION 6

PROSECUTION AND PROGRESS

6-1.01 **SUBLETTING AND SUBCONTRACTING.** The Contractor shall be responsible for all Work performed under the Contract. The Contractor shall give its personal attention to the fulfillment of the Contract and shall keep the Work under its control. Nothing in the Contract Documents shall create any contractual relationship between the City and any Subcontractor. The Contractor is fully responsible to the City for the acts and omissions of its Subcontractors of any tier. When any Subcontractor fails to prosecute a portion of the Work in a manner satisfactory to the Director, that Subcontractor shall not again be employed on the Work. Although the sections of the Contract may be arranged according to various trades, or general grouping of the Work, the Contractor is not obligated to sublet the Work in such manner. The Director will not arbitrate disputes among Subcontractors or between Contractor and one or more Subcontractors concerning responsibility for performing any part of the Work.

The on-site production of materials produced by other than the Contractor's own forces shall be considered as subcontracted. The erection, establishment or reopening of on-site plants for production of materials and the operation thereof in the production of materials for use on the Work shall conform to the requirements relating to labor set forth in the Contract Documents.

The Contractor shall also be responsible for coordinating the Work performed by Subcontractors and Suppliers.

The Contractor shall not substitute any person as Subcontractor in place of a Subcontractor listed on its bid proposal without the written approval of the Director. Substitutions must be in accordance with the provisions of the "Subletting and Subcontracting

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Fair Practices Act" beginning with Public Contract Code Section 4100. Violations of this Act by the Contractor may subject it to penalties which may include cancellation of Contract, Assessment of ten percent (10%) of the Subcontractor's bid, and disciplinary action by the Contractors State License Board.

The Contractor shall pay any Subcontractors approved by the City for work that has been satisfactorily performed no later than seven (7) Days from the date of Contractor's receipt of progress payments by the City. Within seven (7) Days after receipt from the City of funds attributable to work performed by a Subcontractor, Contractor shall release any retainage payments withheld to the Subcontractor. In the event Contractor does not make progress payments or release retention to Subcontractors in accordance with the time period specified herein, Contractor may be subject to prompt payment penalties per statute.

6-1.02 **ASSIGNMENT.** The performance of this Contract may not be assigned, except upon the written consent of the City Council of the City of Roseville. Consent will not be given to any proposed assignment which would relieve the original Contractor or its surety of their responsibilities under the Contract nor will the City consent to any assignment of a part of the Work under the Contract.

The Contractor may assign moneys due or to become due to it under the Contract and such assignment will be recognized by the City, if given proper notice thereof, to the extent permitted by law, but any assignment of moneys shall be subject to all proper set-offs in favor of the City and to all deductions provided for in the Contract and particularly all money withheld, whether assigned or not, shall be subject to being used by the City for the completion of the Work in the event that the Contractor should be in default therein.

6-1.03 **BEGINNING OF WORK.** After the execution of the Contract by both

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parties, the City will issue the Notice to Proceed upon its determination that it is appropriate for the Contract Time to commence.

The Contractor shall begin Work within fifteen (15) Days after receiving the Notice to Proceed from the Director, subject to the requirements stated elsewhere in the Contract Documents regarding, among other things, the submittal of Baseline Schedule, and shall diligently prosecute the same to completion within the time limit provided in the Supplemental Conditions. Contractor shall also achieve any and all Contract milestones as described elsewhere in the Contract Documents.

The Contractor shall notify the Director, in writing, of its intent to begin Work at least seventy-two (72) hours before Work is begun. The notice shall be delivered to the Director and shall specify the date the Contractor intends to start. If the project has more than one (1) location of Work, a separate notice shall be given for each location.

The Contractor is not authorized to perform any Work until it has received a Notice to Proceed from the City. Should the Contractor begin Work in advance of receiving notice that the Contract has been approved as above provided, any Work performed by it in advance of the said date of approval shall be considered as having been done by the Contractor at its own risk and as a volunteer unless said Contract is so approved thereafter.

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

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favorable review by the Director.

B. CPM Schedule. The Contractor shall submit an acceptable Critical Path Method (CPM) Schedule to the Director within thirty (30) Days after the receipt of the Notice to Proceed. Subsequent revisions to said schedule shall be submitted as set forth hereinafter. The requirement for the CPM schedule is included to allow for adequate planning and execution of the Work, to determine the critical nature of delays, and to assist the Director in appraising the reasonableness of the proposed schedule and evaluating progress of the Work. The CPM schedule submitted under this Section shall utilize a CPM format, either the precedence or arrow diagramming method. The definitions of CPM terms and functions shall be as provided in the Associated General Contractors of America book *CPM in Construction, A Manual for General Contractors*, or a favorably reviewed alternative publication or reference. No progress payment will be made prior to submission and acceptance of the CPM Schedule.

1. The CPM schedule system shall consist of diagrams and accompanying mathematical analyses. The diagrams shall show elements of the project in detail and an entire project summary. Diagrams shall show the order and interdependence of activities and sequence in which the Work is to be accomplished as planned by the Contractor. The basic concept of a network analysis diagram shall be followed to show how the start of a given activity is dependent on the completion of preceding activities and its completion restricts the start of following activities. Detailed network activities shall include, in addition to construction activities, the submittal and favorable review of samples of material and Shop Drawings, the procurement of critical materials and equipment, fabrication of special material and equipment, and their Installation and testing. All activities of the City and the Director that affect progress and required Contract dates for completion of all or parts of the Work shall be shown. The

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selection and number of activities shall be subject to favorable review by the Director. Summary networks shall be time scaled. Durations shall be in Days and shall not exceed fifteen (15) Days, except for submittal and delivery items. Where the duration of continuous Work exceeds fifteen (15) Days, Work items in the Construction Schedule shall be subdivided by location, approximate stationing or other sub-element of the Work.

The graphic network diagram shall include for each activity, the description, activity number, the estimated duration in Days, and all activity relationship lines. The network diagram shall be drawn for the early start of activities. All significant Submittals shall be scheduled along with manual Submittals and training on all large or critical pieces of equipment. If the precedence technique is utilized, the schedule project shall include a calendar in Work Days, a network report sorted by early start and a logic table report sorted by preceding Work item. If the arrow technique is utilized, the schedule report shall include a calendar in Work Days, a network report sorted by early start, a network report sorted by I-J numbers, and a network sorted by slack time and I-J numbers.

2. The critical path shall be shown on all reports and on the graphic network diagram. The activities which constitute the critical path shall be identified.

3. The mathematical analysis of the network diagram shall include a tabulation of each activity. The following information shall be furnished as a minimum for each activity:

(a) preceding and following event numbers

(b) activity description and number

(c) estimated duration of activities

(d) earliest start date (by calendar date)

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(e) earliest finish date (by calendar date)

(f) actual start date (by calendar date)

(g) actual finish date (by calendar date)

(h) latest start date (by calendar date)

(i) latest finish date (by calendar date)

(j) slack or float

(k) percentage of activity completed

4. The program shall be capable of accepting revised completion dates as modified by approved time adjustments and recomputations of all tabulation dates and float accordingly.

5. Submission and review of the system shall be as follows:

(a) The complete network analysis system, consisting of the detailed network mathematical analysis and network diagrams, shall be submitted within thirty (30) Days after receipt of the Notice to Proceed.

(b) The Contractor shall participate in a review and evaluation of the proposed network diagrams and analysis by the Director. Any revisions necessary as a result of this review shall be resubmitted for review by the Director within ten (10) Days. When completed, the favorably reviewed schedule shall then be the schedule to be used by the Contractor for planning, organizing and directing the Work and for reporting progress. If the Contractor thereafter desires to make significant changes in its method of operating and scheduling, the Contractor shall notify the Director in writing stating the reasons for the change.

(c) The Contractor shall submit at monthly intervals a report of the actual construction progress. Each monthly report shall cover a period of approximately thirty

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(30) Days ending around the 20th of each month. The monthly reports shall be submitted within ten (10) Days of the end of the reporting period.

(1) If the project is proceeding on schedule, the monthly update report may consist of a marked-up copy of the graphical network diagram. This submittal shall clearly indicate the status of any minor shifts in sequence or schedule and the estimated completion date or percent complete of all activities currently in progress. The Contract completion date shall also be indicated. The Contractor shall submit a narrative report relating to status of construction, the schedule, and factors which may affect the remainder of the schedule. The report shall show the activities or portions of activities completed during the reporting period. The report shall state the percentage of the Work actually completed and scheduled as of the report date and the progress along the critical path in terms of Days ahead or behind the allowable dates.

(2) If, in the opinion of the Director, the project is behind schedule, the monthly report shall include a revised network diagram and/or mathematical analysis showing the Contractor's proposed revised schedule. An analysis of the effect that the delay has on progress along other paths shall also be included in the report. The Contractor shall also submit a narrative report with each updated analysis which shall include but not to be limited to a description of current and anticipated problem areas, delaying factors and their impact, and an explanation of corrective actions taken or proposed.

(3) Periodic report shall be submitted in sufficient copies to cover Contractor needs plus five (5) copies and an available electronic copy to be retained by the Director.

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6. To the extent that the favorably reviewed initial Construction Schedule, or revisions thereto, indicate anything not jointly agreed upon, it shall be deemed to be not favorably reviewed by the Director. Any omission of Work from the detailed schedule, otherwise required for Contract compliance, will not excuse the Contractor from completing such Work within any applicable completion date. The CPM schedule shall be generated by computer methods.

C. Schedule Review. Once each month, on a date mutually agreed upon, but no later than seven (7) business days after the monthly schedule progress report date, a Work Site meeting will be held to review the Construction Schedule and job progress. The Contractor shall also attend weekly meetings scheduled by the Director to review the progress of the Work in the preceding week and in the subsequent week, coordinate the Work with public agencies or other Contractors as required, and allow the Director to plan his or her activities for testing, inspection, etc.

D. Schedule Revisions. The conditions under which the Director will require revisions of the Construction Schedule include the following:

1. When delay in completion of any Work item or sequence of Work items results in an estimated extension of project completion by either twenty (20) business days or by ten percent (10%) of the remaining duration of time to complete the Contract, whichever is less.

2. When delays in Submittals or deliveries make replanning or rescheduling of the Work necessary.

3. When the schedule does not represent actual prosecution and progress of the Work.

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4. When any change to the sequence of activities, the completion date for major portions of the Work, or when changes occur which affect the critical path.

5. When Contract Amendments or a Change Order necessitates schedule revision, the Contractor shall submit a schedule analysis of all Change Order Work with its proposal.

E. Cash Flow Projection. A cash flow projection shall be submitted with the Construction Schedule. This cash flow projection shall be revised and resubmitted when revisions of the Construction Schedule will result in changes to the projected cash flow.

F. Schedules showing project completion dates earlier than specified in the Supplemental Conditions will be rejected unless justification can be provided for early completion.

6-1.05 **SCHEDULE OF VALUES.** Prior to preparation of the first estimate for a progress payment, the Contractor shall submit for favorable review by the Director a detailed Schedule of Values or cost breakdown of the Work under each bid item awarded. The breakdown will then become the basis for partial payment determination. Elements of Work shall be grouped by structure, pipeline, system, etc. Within each grouping, Work should be itemized by readily measurable quantities of Work complete in place. For example, concrete should be in units of cubic yards including form Work and reinforcing steel. Move-on costs, bond and insurance costs, and Overhead costs shall not be considered an item of cost for this purpose but shall be prorated over items of Work. In the event the Schedule of Values is not favorable reviewed by the Director, another Schedule of Values shall be submitted that is mutually acceptable to the Contractor and the Director.

6-1.06 **CITY'S RIGHT TO STOP WORK.** The Director shall have the

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authority to order the Contractor, in writing, to suspend the Work wholly or in part, for such period as the Director may deem necessary due to the failure on the part of the Contractor to correct Work that is not in accordance with the requirements of the Contract Documents or if Contractor persistently fails to carry out Work in accordance with the Contract Documents.

The Contractor shall immediately comply with the written order of the Director to suspend the Work wholly or in part. The suspended Work shall be resumed when conditions are favorable and methods are corrected, as ordered or approved in writing by the Director.

Any stoppage of work under this section shall be at the Contractor's sole expense, and the Contractor shall have no claim against the City based on the Contractor's failure to perform the Work in accordance with the Contract Documents.

In addition to the City's right to stop Work, the City may order the Contractor to submit to the City at no additional cost to the City, additional information concerning Contractor's planned Work if the Contractor fails to promptly correct Work that is not in accordance with the requirements of the Contract Documents or persistently fails to carry out Work in accordance with the Contract Documents. The additional information ordered by the City may include, but is not limited to, preparation of Submittals or Working Drawings not otherwise required to be submitted under the Contract Documents.

In the event the City discovers that the Contractor has created an unsafe condition the City may arrange for other work forces to remedy the condition. Such remedial work shall be at the sole discretion of the City. If this action is required, the City may unilaterally terminate Work under the Contract, and will pay only for the quantities of Work actually performed, less the cost of the City's remedial Work. In the event that Work is not halted, the Contractor must take immediate steps to correct the situation. There will be no extra payment for Work required

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to correct unsafe conditions.

The right of the City to suspend the Work shall not give rise to a duty on the part of the City to exercise this right for the benefit of the Contractor or any other person or entity. This right shall be in addition to and not in restriction or derogation of the City's other rights under the Contract Documents.

In the event of a suspension of Work under any of the conditions set forth in this Section 6-1.06, such suspension of Work shall not relieve the Contractor of its legal responsibilities as set forth in these General Conditions.

6-1.07 **TIME OF COMPLETION.** The Contractor shall complete the entire Work, including Installation, repairs, startup, troubleshooting, painting, and touchup, training, submittal or record drawings, and manuals, cleanup, demobilization, and all other Work within the number of Days set forth in the Supplemental Conditions. The time for completion includes an allowance for working time lost due to normal inclement weather.

Extensions of time may be allowed for unusual inclement weather under the provisions hereinafter described. Unusual inclement weather is weather which adversely affects "controlling" operations or the critical path of construction and which meets one of the following criteria:

A. For the particular calendar month in question, the number of individual Days with rainfall exceeding 0.10 inches exceeds the average number of such Days for that month over the immediately preceding five (5) years of record by at least three (3) Days.

B. For the particular calendar month in question, the total cumulative rainfall for that month exceeds the average cumulative rainfall for that month over the immediately preceding five (5) years of record by at least two inches (2").

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Rainfall shall be measured at a publicly operated, maintained, and reported station in reasonable proximity to the construction site. A claim for delay shall indicate the period of rainfall which is claimed as "unusual," the specific dates during which the unusual rainfall and subsequent wet soil conditions prevented Work, and the specific critical path tasks adversely affected by such unusual weather. A claim for delay due to unusual inclement weather shall be filed within ten (10) Days of the apparent end of the unusual inclement rainfall period, whether or not the monthly totals are available at that time. The burden of proof that weather meets the criteria for unusual weather shall be solely the responsibility of the Contractor.

It is the responsibility of the Contractor to order materials required for the Work properly and promptly on a Notice to Proceed. If evidence presented demonstrates that, in spite of the Contractor's efforts, government-established priorities controls delay material deliveries, suitable extension of time will be made.

If performance of extra Work ordered by the City or failure of the City to provide the necessary site for Installation affects construction tasks which are "controlling" or which are on the "critical path" of the Construction Schedule, suitable extensions of time will be made.

The Contractor shall not be entitled to a time extension for delays in activities on non-critical paths of the favorably reviewed schedule unless the duration of the excusable delay exceeds the total float of the activities being delayed. If the duration of an excusable delay does exceed the total float of the activities affected by the delay, the Contractor shall be entitled to an extension equal to the difference.

C. Determination that a day is a non-working day by reason of inclement weather or conditions resulting immediately therefrom, shall be made by the Director.

6-1.08 **LIQUIDATED DAMAGES.** It is agreed by the parties to the Contract

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that in case all the Work called for under the Contract in all parts and requirements is not completed within the number of Days as set forth in the Supplemental Conditions, damage will be sustained by the City and that it is and will be impracticable and extremely difficult to ascertain and determine the actual damage which the City will sustain in the event of and by reason of such delay; and it is therefore agreed that the Contractor will pay to the City, the monetary amount indicated in the Supplemental Conditions in dollars (U.S.) per day for each and every calendar day of delay in completing the Work in excess of the number of Days prescribed and the number of additional calendar days, if any, authorized by Contract Change Order; and the Contractor agrees to pay said Liquidated Damages herein provided for, and further agrees that the City may deduct the amount thereof from any moneys due or that may become due the Contractor under the Contract.

It is further agreed that in case the Work is not finished and completed in all parts and requirements within the number of Days specified, the City shall have the right to increase the number of Days or not, as it may deem best to serve the interest of the City, and if it decides to increase the said number of Days, it shall further have the right to charge to the Contractor, its heirs, assigns or sureties and to deduct from the final payment for the Work all of any part, as it may deem proper, of the actual cost of engineering, inspection, superintendence, and other Overhead expenses which are directly chargeable to the Contract, and which accrue during the period of such extension, except that cost of preparation of final statement shall not be included in such charges.

6-1.09 **DELAYS AND EXTENSIONS TO THE WORK.** The Contractor must complete all Work within the time specified in the Agreement. The Contractor will be granted an extension of time and will not be assessed with liquidated damages or the cost of engineering

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and inspection for any delay in substantially completing the Work (or parts thereof) beyond the time set forth in the Agreement, provided that such delay was caused by unforeseeable causes beyond the control and without the fault or negligence of the Contractor. Examples of such causes include acts of public enemy, fire, floods, abnormal weather (as described below), earthquakes, epidemics, quarantine restrictions, strikes, labor disputes and freight embargoes, fire, changes made pursuant to the provisions of "Changes in the Work" under Section 3 of these General Conditions or acts or neglect of the City not contemplated by the Contract Documents. In all cases, any extension of time is conditioned on the following:

1. That the cause is not due to the fault or negligence of the Contractor, and the Contractor has taken reasonable precautions to prevent and minimize the effects thereof; and

2. That the Contractor notifies the Director in writing within three (3) Days from the beginning of such delay specifying the nature of the delay and the measures that have been or will be taken to prevent or minimize the delay. Failure to submit written notice within this time period shall constitute an absolute waiver of any claim for a time extension.

No extension of time will be granted for a delay caused by a shortage of materials, unless the Contractor furnishes to the City documentary proof that it has diligently made every effort to obtain such materials from all known sources within reasonable reach of the work and further proof, as acceptable to the Director, that the inability to obtain such materials when originally planned did in fact cause a delay in Final Completion of the entire Work which could not be compensated for by revising the sequence of the Contractor's operations. Only the physical shortage of material will be considered as a cause for extension of time, and no consideration

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will be given to any claim that material could not be obtained at a reasonable, practical or economical cost or price, unless it is shown to the satisfaction of the City that such material could have been obtained only at exorbitant prices entirely out of line with current rates, taking into account the quantities involved and the usual practices in obtaining such quantities.

No extension of time will be granted for a delay caused by Contractor's staff turnovers, understaffing or insufficient quantity of qualified staff able to perform the necessary work.

The term "shortage of materials," as used in this section, shall apply only to materials, articles, parts or equipment which are standard items and shall not apply to materials, parts, articles or equipment which are processed, made, constructed, fabricated or manufactured to meet the specific requirements of the Contract Documents.

No extensions of time will be granted for delays that have no measureable impact on the completion of the Work (or parts thereof) under the Contract Documents. When extensions of time are granted, they will be limited to the period equivalent to the actual number of Days lost on the critical path or controlling operations of the Construction Schedule, taking into account the extent to which that delay could be decreased by reasonable mitigation measures by the Contractor. All requests for extensions of time must be supported with a critical path analysis showing the critical path and impacts to it. Contractor's failure to submit this analysis will be sufficient cause for denial of any request for a time extension.

Within a reasonable period of time after the Contractor submits the notice and information required by this section, the City will determine whether an extension of time is justified and, if so, the number of days for the extension.

Abnormal weather may be a valid basis for a time extension under the Agreement. "Abnormal Weather" occurs when the number of days of rain above 0.5 inches in a 24 hour

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period exceeds the average for such rainfall in a particular month as determined by the National Weather Service. The Contractor will only be entitled to, at most, a time extension for the number of days of rain exceeding the average for that month in the locale where the Work is to be performed. If delays are caused by the Contractor or those for whom the Contractor is responsible, the Contractor will only be entitled to, at most, a time extension for the number of rain days exceeding the average for the month when the Work should have been performed.

In addition, before a time extension may be granted for abnormal weather, the Contractor must establish that the rain either significantly impacted at least sixty percent (60%) of the planned work of the controlling operations for a particular day or prohibited at least five (5) hours of work on the controlling operations planned for that day. Contractor shall employ reasonably methods to mitigate the impact of abnormal weather (i.e., dewatering, protection of site, etc.) The occurrence of rain during non-work hours or having minimal impact to work on the controlling operation shall not constitute a day of abnormal weather.

In the event that the project experiences favorable weather for a particular month (e.g., the number of actual rain days in a month less than that indicated above for allowable rain days per months), the additional float resulting from such favorable weather shall accrue to the project.

Any Contractor claim for damages or additional compensation based on delay shall be limited to only those circumstances where the Contractor has fulfilled each of the following three (3) requirements:

1. Contractor has established its entitlement to a time extension pursuant to the provisions described above regarding delay and extensions to the Work.
2. The delay was caused solely by the City's issuance of changes made pursuant to the

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provisions of "Changes in the Work" under Section 3 of these General Conditions or by acts or neglect of the City.

3. The delay was unreasonable under the circumstances and not within the contemplation of the parties.

It is expressly understood and agreed that delays caused by the City will be non-compensable when there are concurrent delays caused by the Contractor. Also, the Contractor shall have no entitlement to additional compensation for any delay where there have been concurrent delays caused by non-compensable delays, including, but not limited to, fire, floods, earthquakes, epidemics, quarantine restrictions, strikes, labor disputes and freight embargoes.

Contractor's damages and/or additional compensation for delays will consist solely of the extended costs of maintaining the Contractor's Work Site presence. The Contractor will not be entitled to any extended home office overhead.

Compensation for idle time of equipment will be determined in the same manner as determinations are made for equipment used in the performance of extra work paid for on a Force Account basis with the following exceptions:

1. The time for which compensation will be paid will be the actual normal working hours during which such delay conditions exists, but in no case will exceed eight (8) hours in any one day.

2. The days for which compensation will be paid will be each calendar day of the work week (defined elsewhere in the Contract Documents) and Legal Holidays, during the existence of such delay, except that when rental of the equipment is paid for under the provisions in Section 3-1.06C, "Force Account Payment – Equipment," of these General Conditions, no payment will be made for delays in accordance with the

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provisions of this section.

Actual loss shall be understood to include no items of expense other than idle time of personnel, cost of extra moving of equipment, and cost of longer hauls. Compensation for idle time of equipment will be determined as provided in this section and compensation for idle time of personnel will be determined pursuant to Section 3-1.06A, "Force Account Payment – Labor," of these General Conditions. No markup will be added in either case for Overhead and profit. The cost of extra moving of equipment and the cost of longer hauls will be paid for as extra work as provided pursuant to "Changes to the Work" elsewhere in the Contract Documents.

6-1.10 **TERMINATION.**

6-1.10A **TERMINATION OF AGREEMENT – CONVENIENCE OF CITY.** The Department reserves the right to terminate the Contract at any time and for any reason if the Director determines that to do so would be in the best interest of the City. Any termination which is not based on the circumstances set forth in Section 6.1-10B below shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which performance of Work under the Contract is terminated, and the date upon which such termination becomes effective.

Upon the Contractor's receipt of a written Notice of Termination for convenience, the Contractor shall cease Work as to those portions of the project so terminated and shall undertake the steps outlined in Section 6-1.10B below.

1. Acceptance of the Contract as hereinafter specified shall not relieve the Contractor of responsibility for damage to materials except as follows:

   a. The Contractor's responsibility for damage to materials for which partial payment has been made as provided in Section 7-1.07, "Progress

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Payments," of these General Conditions and for materials furnished by the City for use in the Work and unused shall terminate when the Director certifies that such materials have been stored in the manner and at the locations he or she has directed.

b. The Contractor's responsibility for damage to materials purchased by the City subsequent to the issuance of the notice that the Contract is to be terminated shall terminate when title and delivery of such materials has been taken by the City.

c. When the Director determines that the Contractor has completed the Work under the Contract directed to be completed prior to termination and such other Work as may have been ordered to secure the project for termination, the Contractor will recommend that the City formally accept the Work, and immediately upon and after such Acceptance by the City, the Contractor will not be required to perform any further Work thereon and shall be relieved of its contractual responsibilities for injury to persons or damage to property which occurs after the formal Acceptance of the project by the City.

2. The total compensation to be paid to the Contractor shall be determined by the Director on the basis of the following:

a. The reasonable cost to the Contractor, without profit, for all Work performed under the Contract, including mobilization, demobilization and Work done to secure the project for termination. Reasonable cost will include a reasonable allowance for project Overhead and general

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administrative Overhead not to exceed a total of seven percent (7%) of Direct Costs of such Work.

b. A reasonable allowance for profit on the cost of the Work performed as determined under subsection (a), provided the Contractor establishes to the satisfaction of the Director that it is reasonably probable that it would have made a profit had the Contract be completed and provided further, that the profit allowed shall in no event exceed four percent (4%) of said cost.

c. The reasonable cost to the Contractor of handling material returned to the vendor, delivered to the Department or otherwise disposed of as directed by the Director.

d. A reasonable allowance for the Contractor's administrative costs in determining the amount payable due to termination of the Contract.

All records of the Contractor and the Contractor's Subcontractors, necessary to determine compensation in accordance with this Section, shall be open to inspection or audit by representatives of the Department at all times after issuance of the notice that the Contract is to be terminated and for a period of three (3) years, and such records shall be retained for that period.

After Acceptance of the Work by the Director, the Director may make payments on the basis of interim estimates pending issuance of the Final Statement, when in his or her opinion the amount thus paid, together with all amounts previously paid or allowed, will not result in total compensation in excess of that to which the Contractor will be entitled. All payments, including payment upon the Final Statement, shall be subject to deduction for prior payments and amounts, if any, to be kept or retained under the provisions of the Contract.

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In the event that the City terminates this Contract under Section 6-1.10B below and it is determined for any reason that there was not sufficient cause to do so, the City's termination automatically will convert to a termination for convenience under this section and the terms and conditions outlined in this section automatically will be applied to effectuate the Contract termination. Thus, damages to which a Contractor may be entitled as a result of an improper default termination will be limited to the amounts provided for in this section.

The provisions of this section shall be included in all subcontracts.

6-1.10B **TERMINATION OF AGREEMENT FOR CAUSE.** An "Event of Default" as referred to in this section shall occur if the Contractor:

1. Fails to maintain progress of the Work in accordance with the requirements of the Contract Documents; or
2. Fails to prosecute the Work or any of its components in accordance with the Contract Documents; or
3. Persistently or repeatedly fails or refuses to supply sufficient properly skilled workers or proper material to permit the performance of the Work in accordance with the Contract Documents; or
4. Fails to make prompt payment to Subcontractors or Suppliers in accordance with the respective agreements between the Contractor and the Subcontractor and Contractor and Supplier; or
5. Fails to comply with applicable laws, ordinances or rules, regulations or orders of a public authority having jurisdiction over the Work; or
6. Abandons, assigns or sublets the Contract without approval of the City; or
7. Becomes bankrupt or is subject to appointment of a receiver on behalf of the

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Contractor; or

8. Otherwise is guilty of a substantial breach of a provision of the Contract Documents.

Upon the City's reasonable belief that there has been an Event of Default by the Contractor, the City may elect to give the Contractor written notice thereof. The Contractor thereafter shall cure the default as soon as possible and in no event after ten (10) Days from the Contractor's receipt of the City's written notice.

If the Contractor does not timely cure its default, the City may, without waiver of any of its other rights and remedies, elect to terminate the Contract, or portion thereof.

Upon the City's election to terminate the Contract, or portion thereof, the City shall have the right to complete the Work, or portion involved, by whatever means and methods it deems expedient, including the hiring of others on such terms as the City deems advisable. The City shall have the right to take possession of the Contractor's materials, plant, tools, equipment and property of any kind provided by or on behalf of the Contractor for the purpose of the Work, or a portion of them, without being responsible to the Contractor for wear and tear. The Contractor shall have no rights in such property during its use by the City. The City shall not be required to obtain the lowest prices for completing the Work or a portion of it but shall make such expenditures as, in the City's sole judgment, best accomplish such completion.

The expense of completing such Work or portion thereof, together with a reasonable charge for engineering, managerial and administrative services, as certified by the City, shall be charged to the Contractor, and the expense so charged shall be deducted by the City out of such monies as may be due or may at any time thereafter become due to the Contractor. In case such expense is more than the sum which otherwise would have been payable to the Contractor under the Agreement, then the Contractor or its surety or sureties shall promptly pay the amount of

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such excess so due. When the City terminates the Contract under this section, the Contractor shall not be entitled to receive any further payments until the Work is completed and there has been a final settlement of costs of completing the Work covered by such notice of default.

The City will issue to the Contractor a written notice specifying that the Contract, or portion thereof, is terminated. Upon receipt of said written notice and, except as otherwise directed in writing by the City, the Contractor shall:

1. Stop all Work under the Contract; or if partial termination, stop Work relating to the terminated portion of the Agreement;
2. Perform Work the City deems necessary to secure the Work Site for termination including measures to leave the Work Site in a safe condition;
3. Remove equipment from the site of Work, as specified by the City;
4. Take such action as is reasonably necessary to protect materials from damage;
5. Notify all Subcontractors and Suppliers that the Contract or portion thereof is being terminated and that their contracts or orders are not to be further performed unless otherwise authorized in writing by the City;
6. Provide the City with an inventory list of all materials previously produced, purchased or ordered from Suppliers for use in the Work and not yet used in the Work, including its storage location, and such other information as the City may request;
7. Dispose of materials not used in the Work as directed by the Director. It shall be the Contractor's responsibility to provide the City (a) with good title to all materials purchased by the City hereunder, including materials for which partial payment has been made by the City and (b) with bills of sale or other documents of title for such

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materials;

8. Subject to the prior written approval of the City, settle all outstanding liabilities and all claims arising out of Subcontractors or orders for materials terminated hereunder. To the extent directed by the City, the Contractor shall assign to the City all rights, title and interests of the Contractor under subcontracts or orders for materials terminated hereunder. The City shall be at liberty to negotiate with and engage any Subcontractors who had contracted with the Contractor for the Work;
9. Furnish the City with the documentation required to be furnished by the Contractor under the provisions of the Contract Documents, including, on projects as to which Federal funds are involved, all documentation required under the Federal requirements included in the Agreement; and
10. Take such other actions as the City may direct.

If only a portion of the Work has been terminated, the Contractor shall perform the remainder of the Work in conformity with the Contract Documents and in such a manner as not to interfere with the City or others in their performance and completion of the portion of the Work which was terminated.

The City may recover from the Contractor the amount of any loss or damage, including consequential damages, suffered or incurred as a result of the Contractor's default.

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SECTION 7

ACCEPTANCE AND PAYMENT

7-1.01 **ACCEPTANCE.** When the Contractor believes that the entire Work is fully and finally completed, including the satisfactory completion of inspections, tests, and documentation specified in the Contract Documents and completion of all punch list and clean-up items, the Contractor shall submit to the City a written request for final Acceptance within fifteen (15) Days thereafter, specifying that the Work is fully and finally completed and the date on which it was completed. Within thirty (30) Days after receipt of the request for final Acceptance, the City will inspect the Work and will either:

1. Reject the request for final Acceptance, specifying the defective and/or uncompleted portions of the Work; or
2. Notify the Contractor that the Work will be accepted by Resolution of the City Council of the City of Roseville, and a Notice of Completion will be caused to be recorded by the City Clerk; or
3. Notify the Contractor that the Work has been accepted by the City but no Notice of Completion will be recorded.

If the City rejects the request for final Acceptance, the Contractor shall promptly remedy the defective and/or uncompleted portions of the Work. Thereafter, the Contractor shall again submit a written request for final Acceptance of the Work, specifying a new date based on the date the defective and/or uncompleted portions of the Work were corrected. Thereafter, the foregoing procedure shall apply successively until the City has verified that the Work is fully and finally completed and accepted the Work by Resolution of the City Council or by written

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notification from the Director. Immediately upon such Acceptance, the Contractor shall be relieved of the duty of maintaining the Work as a whole.

All warranties commence upon final Acceptance of the Work. The City's final Acceptance of the Work shall not be construed as an acceptance by the City of any latent defects discovered with regard to the Contractor's work. Furthermore, Contractor's obligations under Section 5-1.22 "Responsibility for Damage and Indemnification" shall still remain applicable after the City's grant of final Acceptance of the Work.

Prior to final Acceptance, the Contractor shall submit to the City the Record Documents and Operation and Maintenance Manuals as specified in the Contract Documents.

7-1.02 **SCOPE OF PAYMENT.** The Contractor shall accept the compensation provided in the Contract as full payment for furnishing all labor, materials, tools, equipment, and incidentals necessary to the completed Work and for performing all Work contemplated and embraced under the Contract; also for loss or damage arising from the nature of the Work, or from the action of the elements, or from any unforeseen difficulties which may be encountered during the prosecution of the Work until the Acceptance by the Director and for all risks of every description connected with the prosecution of the Work, also for all expenses incurred in consequence of the suspension or discontinuance of the Work as provided in the Contract; and for completing the Work according to the Contract. Neither the payment of any estimate nor of any retained percentage shall relieve the Contractor of any obligation to make good any defective Work or material.

No compensation will be made in any case for loss of anticipated profits.

7-1.03 **NOTICE OF POTENTIAL CLAIM.** The Contractor shall not be entitled to the payment of any additional compensation for any act or failure to act by the City,

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including failure or refusal to issue a Change Order, or for the happening of any event, thing, occurrence or other cause unless the Contractor has given the City due written Notice of Potential Claim as hereinafter specified, provided, however, that compliance with this Section 7-1.03 shall not be a prerequisite as to matters within the scope of the notice provisions in Section 6-1.07, "Time of Completion," or the notice provisions in Section 6-1.08, "Liquidated Damages," of these General Conditions, nor to any claim which is based on differences in measurement or errors of computation as to correct quantities.

The written Notice of Potential Claim shall set forth the reasons for which the Contractor believes additional compensation will or may be due, the nature of the costs involved, and, insofar as possible, the amount of the potential claim. The said Notice as above required must have been given to the Director prior to the time that the Contractor shall have performed the Work giving rise to the potential claim for additional compensation, if based on an act or failure to act by the Director, or in all other cases within seven (7) Days after the happening of the event, thing, occurrence or other cause giving rise to the potential claim.

If the Notice of Potential Claim does not include complete information about the claim or the parties do not execute a Contract Change Order in connection with the Notice of Potential Claim, Contractor shall submit complete information about its claim for additional compensation and/or extension of time for performance within fifteen (15) Days after such work is performed. Failure to provide written notice of claim prior to undertaking such work or failure to timely submit a complete and specific information about the claim for additional compensation and/or extension of the time for performance shall be deemed a waiver and abandonment of such claim.

If there is a dispute over any claim, the Contractor shall continue to Work during the dispute resolution process in a diligent and timely manner as directed by the City, and shall be

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governed by all applicable provision of the Agreement.

The Contractor shall maintain cost records of all Work that is the basis of any dispute. On a daily basis, Contractor shall submit to City completed daily forms, the format of which will be acceptable to the City, with respect to the Contractor's costs of performing the disputed work. These daily forms shall itemize all of Contractor's costs in performing the disputed work, including, but not limited to, all costs relating to materials, labor and equipment with respect to the disputed work. These daily forms shall provide names or identification and classification of affected workers, the hourly rate of pay and hours worked, and also the size, type, and identification number of equipment and hours operated. Said daily work forms shall be duly signed and verified by the Contractor or its authorized representative. The City's receipt of the Contractors' daily forms shall not constitute an approval of the Contractor's claim. Contractor's failure to submit the daily forms on a daily basis shall constitute a waiver of the Contractor's right to claim any additional compensation for the disputed work.

Each Contractor claim shall include full and complete information concerning the Claim. Contractor shall provide a clear, concise recital of the basis, upon which the claim is asserted, including a designation of the provisions of the Contract Documents upon which the claim is based. Contractor shall also include a statement as to the amount of time and/or compensation sought pursuant to the claim; if Contractor's claim arises from an ongoing occurrence, Contractor shall so state in its claim, including a description of the specific Work activities affected by the claim. All costs, expenses or damages and extensions of time claimed shall be described in reasonable detail under the circumstances together with complete supporting documentation.

The City will review any timely Notice of Potential Claim and supporting information

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submitted by Contractor. In conducting this review, the City shall have the right to require the Contractor to submit such additional or supporting documents, data and other information as the City may require.

If an agreement can be reached which resolves the Contractor's claim, the parties will execute a Contract Change Order to document the resolution of the claim. If the parties cannot reach agreement with respect to the Contractor's claim, the Contractor shall still be obligated to comply with the claim identification provisions identified in these General Conditions, including but not limited to Section 7-1.04.

It is the intention of this Section 7-1.03 that differences between the parties arising under and by virtue of the Contract be brought to the attention of the Director at the earliest possible time in order that such matters may be settled, if possible, or other appropriate action promptly taken. The Contractor hereby agrees that it shall have no right to additional compensation for any Claim that may be based on any such act, failure to act, event, thing or occurrence for which no timely written Notice of Potential Claim as herein required was filed.

7-1.04 **CLAIMS.** Contractor must submit all Claims, for which it has previously submitted a Notice of Potential Claim, prior to Acceptance of the Work. Each such Claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the Claim.

Upon receipt of a Claim, the City shall conduct a reasonable review of the Claim and, within a period not to exceed forty-five (45) Days, or such further time as mutually agreed upon or necessary pursuant to Public Contract Code Section 9204, the City shall provide the Contractor a written statement identifying what portion of the Claim is disputed and what portion is undisputed. If the City does not respond to a Claim from the Contractor within the time

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specified herein, such Claim shall be deemed rejected in its entirety.

Any payment due on an undisputed portion of the Claim shall be processed and made within sixty (60) Days after the City issues its written statement.

If the Contractor disputes the City's written response, or if the City does not respond within the time specified herein, the Contractor may demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, the City shall schedule a meet and confer conference within thirty (30) Days for settlement of the dispute.

Within ten (10) business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the City shall provide the Contractor a written statement identifying the portion of the Claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the Claim shall be processed and made within sixty (60) Days after the City issues its written statement. Any disputed portion of the Claim, as identified by the Contractor in writing, shall be submitted to nonbinding mediation, with the City and the Contractor sharing the associated costs equally. The City and the Contractor shall mutually agree to a mediator within ten (10) business days after the disputed portion of the Claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the Claim. Each party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the Claim remaining in dispute shall be resolved in accordance with Section 7-1.05 below.

7-1.05 **DISPUTE RESOLUTION PROCEDURE.** All Claims not resolved

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pursuant to Section 7-1.04, shall be resolved pursuant to Public Contract Code Section 10240, et seq.

7-1.06 **STOP PAYMENT NOTICES.** The City, by and through the Department or other appropriate office or officers, may at its option and at any time retain out of any amounts due the Contractor, sums sufficient to cover claims, filed pursuant to Civil Code Section 9350, et seq., including an amount to provide for the reasonable cost of any litigation thereunder.

7-1.07 **PROGRESS PAYMENTS.** Within fifteen (15) Days after the effective date in the Notice to Proceed, but in any event prior to Contractor's first Application for Payment, the Contractor shall submit to the City a detailed Schedule of Values.

Upon its approval, the Schedule of Values will form a basis for determining the compensation payable to the Contractor based on its actual progress of Work with respect to each Lump Sum bid item. The City, prior to any progress payment being made, must approve the Schedule of Values.

At the Director's discretion the approved Schedule of Values may be used as the basis for calculating the adjustment in compensation for a lump sum bid item due to changes ordered by the Director. When an ordered change increases or decreases the quantities shown in an approved Schedule of Values, at the Director's discretion, the adjustment in compensation may be determined in the same manner specified for increases and decreases in the quantity of a bid item of work in accordance with Section 3-1.05(B), "Contract Price Adjustment," of these General Conditions.

The Contractor once in each month shall submit an Application for Payment, for approval by the Director. Contractor's Applications shall be based on the Schedule of Values submitted to the City. These applications shall be supported by: (1) documentation requested by the City to

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substantiate the payment request; (2) statutory releases from Contractor and all Subcontractors and suppliers pursuant to Civil Code Sections 8132 and 8138; and (3) certified payroll records for the period for which payment is requested. Specifically, the Contractor will submit conditional waivers upon progress payment executed by all contractors and suppliers that will be receiving sums sought in the instant payment request and also submit unconditional waivers upon progress payment executed by all contractors and suppliers that have been paid to the date of the payment request. The Contractor shall certify that the Work for which payment is requested has been accomplished. When requested by the City, the Contractor shall submit receipts, invoices and other documentation that the City requires to be furnished for purpose of evaluating the application.

The City will pay the Contractor within thirty (30) Days after its receipt of an undisputed and properly submitted Application for Payment, after deducting all previous payments, retention, and other sums as described in the Contract Documents. Within seven (7) Days of its receipt of the Contractor's Application for Payment, the City will determine whether it complies with the provisions of the Contract Documents. As appropriate, the City will return the application to the Contractor accompanied by a document prepared by the City setting forth the reasons for the rejection. Thereafter, the Contractor shall correct and resubmit the Application for Payment. Progress payments may be withheld for Work that is not performed in accordance with the Contract Documents.

The City may deduct the following from each progress payment:

1. An amount equal to one hundred and twenty-five percent (125%) of the amount claimed under any stop payment notice or other lien filed against the Contractor, which includes an amount to provide for the reasonable cost of any litigation

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thereunder.

2. Any Liquidated Damages or Assessments that have accrued as of the date of the Application for Payment.
3. Any sums expended by the City in performing any of the Contractor's obligations under the Agreement that the Contractor has failed to perform.
4. Any other sums that the City is entitled to recover from the Contractor under the terms of the Contract including damages to the City's property.
5. The failure of the City to deduct any of the above identified sums from a progress payment shall not constitute a waiver of the City's right to such sums.

No such estimate or payment shall be construed to be an acceptance of any defective Work or improper materials.

Under no circumstances will the City make payment to unlicensed Contractors. As a condition of payment, the Contractor is required to maintain the applicable Contractor's license as identified in the Notice to Contractors for the duration of the Work.

7-1.08 **PAYMENT FOR MATERIALS AND EQUIPMENT ON HAND.**

Partial payments may be made to the extent of seventy-five percent (75%) of the cost of materials and equipment plus delivery to be incorporated in the Work, provided that such materials and equipment meet the requirements of the Contract Documents and are delivered to acceptable sites on the plant site or at other sites in the vicinity that are acceptable to the City and only with the prior written approval by the City. Such delivered costs of stored or stockpiled materials and equipment may be included in the next progress payment after the following conditions are met:

A. Equipment and materials will only be eligible if given conditional or final

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Acceptance by the Director and are in apparent compliance with favorably reviewed Submittals.

B. Only equipment or materials which have received favorable review of Shop Drawings will qualify.

C. The material or equipment has been stored or stockpiled adequately protected against damage in a manner acceptable to the Director at an approved site.

D. The Contractor has furnished the Director with acceptable evidence of the quantity and the quality of such stored or stockpiled materials or equipment with identification of where they will be incorporated into the project with Specification reference.

E. The Contractor has furnished the Director with satisfactory evidence that the material or equipment and transportation costs have been paid.

F. The Contractor has furnished the City legal title (free of liens or encumbrances of any kind) and lien releases to the material or equipment so stored or stockpiled.

G. The Contractor has furnished the City evidence that the material or equipment so stored or stockpiled is insured against loss by damage to or disappearance of such materials at any time prior to use in the Work.

It is understood and agreed that the transfer of title and the City payment for such stored or stockpiled materials or equipment shall in no way relieve the Contractor of its responsibility for furnishing and placing such materials or equipment in accordance with the requirements of the Contract Documents.

In no case will the amount of progress payments for materials or equipment on hand exceed the Contract Price for such materials or equipment or the Contract Price for the Contract item in which the material is intended to be used.

No partial payment will be made for stored or stockpiled living or perishable plant

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materials.

The Contractor shall bear all costs associated with the progress payment of stored or stockpiled materials or equipment in accordance with the provisions of this Section.

7-1.09 **RETENTION ON PROGRESS PAYMENTS.** From each progress payment estimate, five percent (5%) will be deducted and held in retention by the City. The remainder, less any deductions described in Section 7-1.07, "Progress Payments," of these General Conditions, will be paid to the Contractor as progress payments.

Pursuant to Public Contract Code Section 22300, the successful Bidder may submit Securities in lieu of retention payments by the City. Upon the Contractor's request, the City will make payment of funds withheld from progress payments, pursuant to the requirements of California Public Contract Code Section 22300, if the Contractor deposits in escrow with the City or with a bank acceptable to the City, securities eligible for investment under California Government Code Section 16430, bank or savings and loan certificates of deposit, interest bearing demand deposit accounts, standby letters of credit, or any other security mutually agreed to by the Contractor and the City, upon the following conditions:

1. The Contractor shall bear the expenses of the City and the escrow agent in connection with the escrow deposit made.

2. Securities or certificates of deposit to be placed in escrow shall be of a value at least equivalent to the amounts of retention to be paid to the Contractor pursuant to this section.

3. Contractor shall enter into an escrow agreement satisfactory to the City, which agreement shall be substantially similar to the form provided in California Public Contract Code section 22300.

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4. The Contractor shall obtain the written consent of the surety to such agreement.

7-1.10 **FINAL PAYMENT.** Final payment will be made only after Contractor has achieved Final Completion of the Work pursuant to the provisions of Section 7-1.01, "Acceptance," of these General Conditions. Before final payment can be made, the Contractor shall have furnished the City with the following:

1. All Record Documents, catalogues, instruction sheets and information as required by the Contract Documents.

2. Conditional Waivers and Releases Upon Final Payment executed by Contractor and all Subcontractors and Suppliers, as provided by Civil Code Section 8136. Unconditional Waivers and Releases Upon Final Payment, as provided in Civil Code Section 8138, executed by Contractor and all Subcontractors and Suppliers, must be provided for all Subcontractors and Suppliers that have been paid in full.

Within thirty (30) Days of the date of the City's Acceptance of the Work, the Contractor shall prepare and submit a Final Invoice, showing the proposed total amount due the Contractor, segregated by Bid item quantities, Change Order Work, and other basis for payments; deductions made or to be made for prior payment; and amounts previously retained. Prior invoices and payments shall be subject to correction in the proposed Invoice for Final Payment. Payments to the Contractor will be made only for actual quantities of the Contract items of work constructed in accordance with the Contract Documents.

The City will review the Contractor's proposed Final Invoice and necessary changes or corrections will be forwarded to the Contractor. Within ten (10) Days thereafter, the Contractor

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shall submit a revised proposed Final Invoice incorporating changes or corrections made by the City together with any new claims resulting therefrom. Upon approval by the City, the corrected proposed Final Invoice will become the approval Final Invoice.

If agreements are reached on all questions regarding the Final Invoice, the City will pay the entire sum found due on the approved application. However, the City will withhold sums sufficient to pay all unsettled claims for which stop payment notices have been filed pursuant to Section 9350, et seq. of the California Civil Code, together with the reasonable cost of any litigation thereunder.

Final payment will be made within thirty (30) Days after receipt of an approved Final Invoice and other required Submittals referenced above or within sixty (60) Days after Acceptance of the work by the City, whichever is later, provided, however, that if an approved Final Invoice has not been submitted within sixty (60) Days after Acceptance of the Work by the City, the City may elect to make payment of sums not in dispute without prejudice to the right of either the City or the Contractor in connection with such disputed sums. Notwithstanding the foregoing, if a Notice of Completion is recorded, final payment shall not be made prior to the expiration of the thirty-five (35) calendar day lien period. The start of this lien period is the date the Placer County Recorder's Office records the Notice of Completion.

The City may withhold from the Final Payment an amount not to exceed one hundred fifty percent (150%) of any amount in dispute between the City and the Contractor.

The making of Final Payment shall not operate to release the Contractor or its sureties from obligations arising under the Contract, the Contract bonds and warranties as herein provided. Specifically, the making of final payment shall not constitute a waiver and release of claims by the City arising from:

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1. Unsettled or future liens;

2. Failure of the Work to comply with the requirements of the Contract Documents;

3. The terms of any warranties required by or contained in the Contract Documents;

4. The right to any insurance proceeds or the right to make any insurance or bond claims;

5. Any claims with respect to Contractor's obligations of indemnity with respect to claims asserted by third parties; or

6. Any latent deficiencies with the Work or Contractor's fraud.

7-1.11 **CLERICAL ERRORS.** Notwithstanding the provisions of Section 7-1.10, "Final Payment," of these General Conditions, for a period of three (3) years after Acceptance of the Work, all estimates and payments made pursuant to said Section 7-1.10, are subject to correction for clerical errors in the calculations involved in the determination of quantities and payments. The Contractor and the City agree to pay to the other any sum due under the provisions of this Section 7-1.11, provided, however, if the total sum to be paid is less than $100, no such payment shall be made.

7-1.12 **WARRANTY.** Notwithstanding inspections and Acceptance by the City of Work furnished under the Contract Documents, the Contractor hereby unconditionally guarantees that all materials and equipment furnished will be of good quality and new, that the Work will be free from defects in workmanship and materials and that the Work will conform to the requirements of the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective.

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This warranty by the Contractor is in addition to any warranties or guarantees required elsewhere in the Contract Documents. This warranty shall be in effect notwithstanding any disclaimers, or limiting or conditional terms contained in such separate warranties furnished by manufacturers or suppliers.

The Contractor hereby agrees to repair or replace any and all Work, together with any other adjacent Work which may be displaced in so doing, that may prove to be not in accordance with the requirements of the Contract or that may be defective in its workmanship or material during the greater of a period of one (1) year after Acceptance of the Work by the City or the period specified in the Special Conditions, without any expense whatsoever to the City, ordinary wear and tear and unusual abuse or neglect excepted.

The Contractor further agrees, that within ten (10) Days after being notified in writing by the Department of any Work not in accordance with the requirements of the Contract Documents or of any defects in the Work, the Contractor will commence and prosecute with due diligence all Work necessary to fulfill the terms of this warranty, and to complete such Work within a reasonable period of time. In the event Contractor fails to comply, it does hereby authorize the Department to proceed to have such Work done at the Contractor's expense and the Contractor will honor and pay the cost and charges therefore upon demand. The Department shall be entitled to all costs and expenses, including reasonable attorneys' fees, necessarily incurred upon the Contractor's refusal to honor and pay the above costs and charges.

All warranties set forth in the Contract Documents shall be deemed cumulative and not alternative or exclusive. Nothing contained in this section shall be construed to establish a period of limitation with respect to any other obligation, which Contractor has under the Contract Documents or under any separate warranty or guaranty required thereby. The establishment of a

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specific warranty period relates only to the specific obligation of Contractor to correct defective Work, and it has no relationship to the time within which its obligation to comply with the Contract Documents or applicable provision of law may be sought to be enforced, nor to the time within which proceedings may be commenced to establish Contractor's liability with respect to its obligations other than specifically to correct the Work. Without limiting the foregoing, it is understood and agreed that Contractor shall remain responsible for latent defects with its work, regardless of the expiration of any warranty period set forth in the Contract Documents.

7-1.13 **WARRANTY OF TITLE.** No material, supplies, or equipment for the Work under this Contract shall be purchased subject to any chattel mortgage, security agreement, or under a conditional sale or other agreement by which an interest therein or any part thereof is retained by the seller or supplier. The Contractor warrants good title to all material, supplies, and equipment Installed or incorporated in the Work and agrees upon completion of all Work to deliver the Premises, together with all improvements and appurtenances constructed or placed thereon by it, to the City free from any claim, liens, security interest, or charges, and further agrees that neither the Contractor nor any person, firm, or corporation furnishing any materials or labor for any Work covered by this Contract shall have any right to a lien upon the Premises or any improvement or appurtenances thereon. Provided, that this shall not preclude the Contractor from Installing metering devices and other equipment of utility companies, the title of which is commonly retained by the utility company. In the event of the Installation of any such metering device or equipment, the Contractor shall advise the City as to the legal owner thereof. Nothing contained in this paragraph, however, shall defeat or impair the right of such persons furnishing materials or labor under any bond given by the Contractor for their protection or any rights under any law permitting such persons to look to funds due the Contractor in the hands of the City.

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The provisions of this paragraph shall be inserted in all subcontracts and material Contracts, and notice of its provisions shall be given to all persons furnishing materials for the Work when no formal Contract is entered into for such materials.

[END OF GENERAL CONDITIONS]

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SUPPLEMENTAL CONDITIONS

Project: The Rocky Ridge Landscape Improvement Project

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Scope of Supplemental Conditions

1. The Work shall be performed in accordance with the General Conditions and Department Standards, except as the General Conditions may be modified by the following additional City Standards, incorporated herein by this reference, if so indicated.

	COMMUNITY DESIGN GUIDELINES 311 Vernon Street, Roseville, CA 95678
	SPECIFICATIONS FOR COMMERCIAL CONSTRUCTION (ELECTRIC) 2090 Hilltop Circle, Roseville, CA 95747
X	PARKS CONSTRUCTION STANDARDS 316 Vernon Street, Suite 400, Roseville, CA 95678
X	DESIGN AND CONSTRUCTION STANDARDS 311 Vernon Street, Roseville, CA 95678
	OTHER

Above documents are available at: www.roseville.ca.us.

2. Numbering in these Supplemental Conditions conforms to that in the General Conditions. The existence of a section in these Supplemental Conditions means that the corresponding section in the General Conditions is modified in some respect. Unless otherwise specified, the modified General Condition is deleted entirely and the provisions of these Supplemental Conditions are substituted.

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SECTION 1. DEFINITIONS AND TERMS

1-1.24 **DEPARTMENT.** Section 1-1.24 of the General Conditions is amended to include the following:

The Department for Contract Administration is the Parks, Recreation & Libraries Department of the City of Roseville.

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SECTION 2. CONTROL AND SCOPE OF THE WORK

2-1.08 **SUBMITTALS.** Section 2-1.08 of the General Conditions is amended to include the following:

The time allowed for review of each submittal is 10 Days after receipt of the submittal by the Director.

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SECTION 3. CHANGES IN THE WORK

There are no amendments to the General Conditions.

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SECTION 4. CONTROL OF MATERIALS

There are no amendments to the General Conditions.

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SECTION 5. LEGAL RELATIONS AND RESPONSIBILITY

5-1.14 **AIR POLLUTION CONTROL AND ASBESTOS.** Section 5-1.14 of the General Conditions is amended to include the following:

To the best of the City's knowledge, asbestos Is Not present in the vicinity of the Project. Additional information shall be made available to Contractor upon request.

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SECTION 6. PROSECUTION AND PROGRESS

6-1.04 **PROGRESS SCHEDULE.** Section 6-1.04F of the General Conditions is amended to include the following:

Progress schedules showing project completion dates more than 0 Days earlier than specified in Section 6-1.07 shall be rejected.

6-1.07 **TIME OF COMPLETION.** Section 6-1.07 of the General Conditions is amended to include the following:

The Contractor shall begin Work within 10 business days after receiving a Notice to Proceed and shall diligently prosecute the Work to completion. The Work shall be completed within 100 business days of the Notice to Proceed.

If landscaping plants require an establishment period, that period will be 60 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 $1000 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: The Rocky Ridge Landscape Improvement Project

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SECTION 00 31 46
PERMITS

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

C. The intent of this Section is to furnish bidders with the known list of required permits for the Work under the Contract Documents. Bidders should note the list is not necessarily complete and additional requirements may exist or arise.

1.02 Permits

A. The Contractor shall obtain ***copies*** of the following permits from the Project Manager. Copies of these shall be obtained prior to start of work and shall be kept on the jobsite.

1. A formal SWPPP is not required for this project, however it is the contractor's responsibility to ensure compliance with the construction general permit to not impact the storm system, including implementation and maintenance of BMP's as needed. The contractor shall keep the construction area, neighboring streets, sidewalks, and landscape areas in a clean and orderly fashion at all times.

B. The Contractor shall ***obtain*** the following permits prior to starting work. Copies of these shall be obtained prior to start of work and shall be kept on the jobsite.

1. City of Roseville Department of Development Services, Encroachment Permit and Traffic Control Plan for all Work related to this project.

C. Contractor shall comply with the conditions of these permits, and will be solely responsible for all costs associated with meeting permit conditions unless specifically specified otherwise in these Contract Documents.

PART 2 - PRODUCTS

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PART 3 - EXECUTION

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END OF SECTION

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SECTION 01 10 00
SUMMARY OF WORK

PART 1 - GENERAL

1.01 General

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.

1.02 Project Description

A. Project Name and address:

The Rocky Ridge Landscape Improvement Project
Rocky Ridge Drive, Roseville, CA, 95661

B. Project description/scope of work:

The scope of this project includes … 5.3 Acres of Landscape and Irrigation Improvements

C. The Contractor, prior to submission of his bid, shall visit the site and become familiar with the physical site conditions, the plans and specifications. All existing site conditions, apparent in a detailed, on-site inspection, shall be a part of the project. Submission of a bid shall represent the Contractor's acknowledgment of the existing site conditions and its effect on the implementation of the contract documents.

1.03 Engineering

A. Field Engineering, as a part of this contract, shall include:

1. Layout of the work and establishment of lines and grades.
2. Said work to be performed by a California Registered Civil Engineer or a California licensed Land Surveyor.
3. When discrepancies between the drawings and actual site conditions are discovered, notify the Inspector for instruction on how to proceed.
4. All work shall:
   a) Establish indicated layout in relation to the property survey and existing reference points.
   b) Establish and preserve permanent reference points during the course of construction.
   c) Set locations and elevations of all site elements as required for proper completion of the work.

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1.04 Permits, Fees and Notices

A. The Contractor and/or his assigned Subcontractors shall obtain any and all required permits (beyond those provided by the City's Project Manager) from all governing authorities, including other City Departments, prior to start of construction.

1.05 Construction Plans

A. Any discrepancies or omissions found in the Contract Documents shall be reported to the City's project manager immediately. The City's project manager will clarify discrepancies or omissions, in writing, within a reasonable time.

B. In resolving inconsistencies among two or more sections of the Contract Documents, precedence shall be given in the following order:

1. Notice to Contractors
2. Special Provisions
3. City of Roseville Parks Construction Standards
4. City of Roseville Design and Construction Standards
5. Drawings

Addenda shall take precedence over all sections referenced therein. Figure dimensions on Drawings shall take precedence over scale dimensions. Detailed Drawings shall take precedence over general Drawings.

1.06 Definitions

A. The term "accepted" where used within, shall mean accepted in writing by the City of Roseville's Project Manager.

B. The term "Inspector", where noted, shall mean the project representative, appointed by the City of Roseville, who will oversee the project on a day-to-day basis.

C. The term "Project Manager", where noted, shall mean the project representative appointed by the Parks Department.

D. The term "Consultant", where noted, shall mean the prime Consultant listed on the cover sheet of these Specifications.

E. The term "accepted equal", where used herein, shall mean the equal in the opinion of the Project Manager, in consultation with the Consultant, when necessary, and as accepted in writing by the Project Manager.

F. The term "Project Owner", where used herein, shall mean the landowner or developer.

G. The term "provide", where used herein, shall mean furnish and install complete.

H. The term "as selected", where used herein, shall mean as selected by the Consultant and as accepted by the Project Manager.

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I. The term “substantially complete”, where used herein, shall mean the state of which the project can be used in the manner of which it is intended with the exception of minor items as determined by the Project Manager.
J. See Section 1 of the General Conditions for additional definitions and terms.

1.07 Standards

A. Numerous standards are referenced in these contract documents. The referenced standards shall be the current edition as of the date of these contract documents. Also, see Section 4 - 1.02 of the General Conditions.
B. The codes adopted by the City, County, State and federal agencies shall govern minimum requirements for this project. Where codes conflict with these Specifications, the more stringent shall apply, and such conflicts shall be brought to the attention of the Project Manager. Caltrans Standards shall be applied where specifically referenced. In the absence of specific reference requirements in the contract documents, the applicable codes shall govern.
C. In addition to the standards noted in individual sections of these Specifications, standards of the following organizations shall be noted by initials only.
    1. ANSI: American National Standards Institute.
    2. ASTM: American Society for Testing and Materials.

1.08 Submittals

A. All submittals shall be submitted at one time within ten (10) working days from issuance of Notice to Proceed. The review time for submittals shall be as noted in Section 2 - 1.04 of the Special Conditions. Items returned for re- submittal shall be returned to the City within two weeks
B. The Contractor shall include a cover sheet indicating the following (A sample is provided in Section 5: Forms):
    1. Drawing sheet or specification section reference (by section, paragraph and sub paragraph numbers);
    2. Item description;
    3. Indication whether this item is “as specified” or “proposed substitution” and
    4. A space for itemized response summary, e.g. “reviewed” or “resubmit”.
C. Contractor shall provide submittals electronically in PDF file format and physical product samples as required in specifications. It shall be the Contractor’s responsibility to ensure the summary sheet is included in the submittal package. Incomplete submittal packages (i.e., the lack of a summary sheet or lack an appropriate product sample) will not be reviewed.
D. Proposed substitution requests must include a comparison between the originally specified item and the proposed substitute. The burden of proof of compliance for proposed substitutions with project requirements rests with the Contractor. Coordination of the installation of accepted substitutions, including

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incidental changes/modifications to accommodate proposed products shall be at no additional cost to the Owner.

E. Where required in specified Section of these Specifications, submittals shall include proof of order of site furnishings, play equipment or other materials within two weeks (ten working days) of receipt of the returned, approved submittal. Submittals of orders shall be made at one time. Exceptions will be considered, with justification.

1.09 Tests

A. In addition to Section 4 - 1.03 of the General Conditions, testing and inspections may be performed by a private testing laboratory. The testing laboratory, provided by the City, shall be under the direction of a California registered civil engineer. All work shall conform to requirements set forth by ASTM B329, and shall be acceptable to the City.

B. Copies of the laboratory reports/results of each test or inspection shall be provided to the Project Manager, Inspector and Contractor.

1.10 Temporary Facilities

A. Sanitary provisions shall be the responsibility of the Contractor. Existing restroom facilities shall be not utilized by the Contractor, his Sub-contractors, or employees thereof, unless specifically accepted by the Project Manager. Provide chemical toilets or water closets and urinals connected to the sewer in a location accepted by the Project Manager.

B. Barricades shall be the responsibility of the Contractor and shall be erected as necessary to protect the property, the construction and the public from hazards due to construction.

C. Signs, other than those identified in these Specifications, shall be prohibited. Notices, required by law, shall be posted and maintained.

1.11 Utilities

A. All utility fees, including, but not limited to, connection fees, installation fees, meters, monthly service fees and cost of utilities used during the course of construction and establishment are considered a direct cost and are the responsibility of the Contractor until project acceptance by City Council.

1.12 Dust/Noise Control Requirements

A. Dust and other air pollution nuisances on or adjacent to the site shall be abated, per Section 2 - 1.15 of the General Conditions. Dirt shall not be allowed to accumulate on streets or sidewalks nor be washed into sewer.

B. Noise from construction operations shall be kept to a minimum. Allowable hours of operations shall be from 7 a.m. to 7 p.m. Monday through Friday. Work on

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weekends and holidays must be approved by the project manager. Work on weekends and holidays shall not begin before 8 a.m. and must be completed by 8 p.m.

1.13 Tree Replacement Schedule

A. Trees damaged or removed without prior approval shall be replaced at an inch per inch basis on-site, except otherwise accepted. New stock shall follow the table provided:

Plant Size	Inch Value
3 Five Gallon Stock	One Inch
1 Fifteen Gallon Stock	One Inch
1 24” Box Stock	Two Inches
1 36” Box Stock	Three Inches

1.14 Inspection of Construction

A. In addition to the routine inspections performed by the Parks Inspector, portions of work may be inspected by the other city departments. Notify the Parks Inspector and Project Manager a minimum of 48 hours prior to date of inspection.

B. The Parks Inspector shall be the main line of communication between the site superintendent, the project manager and other City department inspectors. Changes in scope of work or standards shall be approved by the project manager.

C. Refer to the parks inspection record. This shall be issued at the Pre-Construction meeting and shall be utilized by the Contractor throughout the course of construction. A completed “hard card” shall be submitted to the Project Manager along with required turn in items (See 1.19 this Section) upon final acceptance of the project. The Notice of Completion shall not be filed until all record documents have been received and accepted.

1.15 Adverse Impacts to Site Conditions Due to Construction

A. Impacts that affect the site conditions to the detriment of the park or streetscape impacts that affect the site conditions to the detriment of the park or streetscape construction or long term viability of the site shall be mitigated by the contractor prior to acceptance of the project. Such impacts shall include, but are not limited to:

1. Soil compaction in non-structural areas;
2. Diesel or gas fuel leaks/spillage;
3. Buried concrete or other construction debris;
4. Hazardous material contamination;
5. Lime treatment in planting areas;
6. and more.

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1.16 Pre-final (Punch List) Review

A. Notify, in writing, to the Parks Construction Inspector, that the work is substantially complete. Substantially complete is defined as “the state of work where it may be used in a suitable and intended manner with exception of minor corrections”. Partial acceptances will not be granted. Items to be reviewed as a part of substantial completion include:
   1. All construction items
   2. Installation of all site furnishings, including lights and signs
   3. All planting, including mulch installation and weed control of planted areas.
      a) For sodded turf, upon sod installation
      b) For seeded turf, upon second mowing as described in Section 329000, Part 3.11.

   4. The irrigation system is fully functioning as designed and as confirmed by the landscape irrigation audit.

B. Within five workings days of receipt of notification, the Parks Construction Inspector will confirm substantial completion. The Parks Construction Inspector will schedule the punch list walk (pre-final review) within five working days after the project has been determined as substantially complete. A formal punch list will be developed at the punch list walk. The Parks Construction Inspector will provide a copy of the formal punch list to the Contractor within five working days of punch list walk. Performance of the punch list walk does not automatically trigger the start of establishment.
   1. If at any point during this review it becomes apparent the Contractor has not properly prepared for the site review, the inspection shall immediately be terminated and re-scheduled at such a time as the site has been readied for a review. Any costs for the re-scheduling of the review shall be the responsibility of the Contractor. Lack of site preparation could delay start of the establishment period.

C. Concurrent to the pre-final review, the City will make a formal request for all required turn-in items to be submitted to the City. All turn-in items shall be submitted in their entirety to the City’s Park Construction Inspector. Partial turn-in packages will be rejected.

D. Once all turn-in items have been confirmed to be complete and accurate, the establishment period may be considered to begin. The City shall have sole discretion in determining the appropriateness of the commencement of the establishment period and shall notify the developer/contractor in writing of the start and end dates. Portions of the project will not be accepted for establishment prior to the substantial completion of the entire project.

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1.17 Establishment Period

A. The duration of the establishment period shall be:
   1. For seeded turf in parks: Ninety (90) calendar days, minimum, and until the Notice of Completion (NOC) for City-built parks has been approved by the City Council, or the deed transferring property ownership, has been recorded at the County for Developer-built parks.
   2. For sodded turf in parks: Forty-five (45) calendar days commencing between March 1st and October 31st and sixty (60) calendar days commencing between November 1st and February 28th, and until the Notice of Completion (NOC) for City-built parks has been approved by the City Council, or the deed transferring property ownership, has been recorded at the County for Developer-built parks.
   3. For streetscapes: Thirty (30) calendar days, minimum, and until final acceptance of all related street improvements subject to approval of a Notice of Completion by the City Council. The inclusion of large box trees (36" box and greater) may require an extended establishment period of ninety (90) calendar days, as noted on plans.

B. Active maintenance is required throughout the entire establishment period. Active maintenance is defined as:
   1. All areas within the project site shall be protected against damage including vandalism, erosion, trespass, rodents and other acts. Immediately repair all damaged areas.
   2. All walkways and paved areas shall be kept clean and all debris within planting and turf areas shall be immediately removed.
   3. Automatic irrigation controller shall be fully utilized and irrigation system monitored and adjusted as described in Section 32 84 00 4.03.
   4. All plant and turf maintenance as described in Section 32 90 00 3.11

C. Prior to the start of the final thirty (30) days of establishment:
   1. All punch list items shall be completed.
   2. All certifications and testing shall be completed.
   3. All plantings and turf shall be thriving and in a healthy condition.
   4. The lack of active maintenance prior to the final thirty (30) days may constitute a delay in the start of the final thirty (30) days of the establishment period.

1.18 Final Review

A. One (1) week prior to the end of the establishment period, a final on-site review shall be conducted to review project readiness for final turn-over. All punch list items must be satisfactorily addressed prior to the final review.

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B. The project shall be prepared and cleaned per Section 2 - 1.12 of the General Conditions; the turf shall be mowed; and the irrigation heads shall be adjusted appropriately one day prior to the scheduled final review.
C. Acceptance of the project shall be considered “field accepted” and a recommendation will be forwarded to the City Council for “final acceptance” per Section 7 - 1.01 of the General Conditions.
D. An unaccepted project shall extend the establishment period until such time as the unaccepted portions of the project have been reviewed and field accepted by the Inspector and Project Manager.
E. Turn over for City maintenance shall occur only after:
    1. The specified duration of the establishment period has been successfully completed.
    2. If required, the deed transferring property ownership, has been recorded at the County.
    3. A Notice of Completion (NOC) for city-built parks and for streetscapes has been approved by the City Council.
F. Contractor shall provide a written guarantee covering all improvements associated with this project. See 1.19 - Warranties and Guarantees.

1.19 Record Documents

A. Record documents or as-built plans shall be maintained on-site and updated routinely as specified in Section 2 - 1.13 of the General Conditions. Record documents shall include **all items under the contracted scope of work**.
B. Record documents shall be submitted:
    1. two sets 11 x 17 laminated reductions of the irrigation plan illustrating with colors the individual controller stations; and
    2. Electronically submit PDF scanned images (in color) of the verified/initialed as-built drawings.
    3. For City of Roseville CIP projects, SWPPP binder.

1.20 Warranties and Guarantees

A. Warranties are required under various Sections of these Specifications. Prior to final acceptance, the Contractor shall combine all warranties into a single electronically submitted PDF, . All warranties shall be clearly labeled and the number of years highlighted. Also, see Sections 7 - 1.10 and 7 - 1.11 of the General Conditions.
    1. Warranties for equipment shall be submitted in the manufacturer’s standard form and shall be countersigned by the subcontractor or supplier and the Contractor.

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2. All other warranties shall be provided in the following format, written on subcontractor's or supplier's letterhead, signed by the subcontractor or supplier and countersigned by the Contractor:

WARRANTY FOR _____ YEARS

"We hereby warrant that the *product* which we have installed at *project name* has been done in accordance with the contract documents, and that the work, as installed will fulfill the warranty requirements included in the Specifications.

We agree to repair or replace any or all of our work, together with any other adjacent work which may be displaced by so doing, that may prove to be defective in its workmanship or material within the warranty period stated above commencing from the date of final acceptance of the above named project by the City of Roseville's City Council, without additional expense to the City, ordinary wear and tear and unusual abuse or neglect excepted.

In the event of failure to comply with the above conditions within thirty (30) days of notification by the City, we collectively or separately do hereby authorize the City to proceed with the repairs or replacement of such defects at our expense. Payment of said costs and charges will be forwarded to the City upon demand.

Signed: _____ _____
Subcontractor or Supplier Date

Countersigned: _____ _____
Contractor Date

B. Guarantees shall be a minimum of one (1) year for all plant material, including trees and shrubs. The guarantee shall state that plant materials (trees & shrubs) to be free of all defects or disease and all plants are in a healthy and thriving condition at the completion of the contract. Deciduous plant material shall be warranted beyond the time of contract completion until such time as growth becomes evident.

PART 2 - PRODUCTS

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PART 3 - EXECUTION

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END OF SECTION

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SECTION 01 57 23
STORM WATER POLLUTION CONTROL

PART 1 - GENERAL

1.01 General

A. A formal SWPPP is not required for this project, however it is the contractor's responsibility to ensure compliance with the construction general permit to not impact the storm system, including the implementation and maintenance of BMP's as needed. The contractor shall keep the construction area, neighboring streets, sidewalks, and landscape areas in a clean and orderly fashion at all times.

B. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

C. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.

1.02 References

A. State Water Resources Control Board Order No. WQ 2022-0057 DWQ National Pollutant Discharge Elimination System General Permit No. CAS0000002, for Storm Water Discharges Associated with Construction and Land Disturbance Activities.

B. CASQA California Stormwater BMP Handbook – Construction, October 2024.

1.03 Definitions

A. NOI: Notice of Intent
B. NOT: Notice of Termination
C. QSP: Qualified SWPPP Practitioner
D. QSD: Qualified SWPPP Developer
E. SWPPP: Storm Water Pollution Prevention Plan
F. SWRCB: State Water Resources Control Board
G. NPDES: National Pollutant Discharge Elimination System
H. WDID: Waste Discharger Identification number
I. BMP: Best Management Practices

PART 2 - PRODUCTS

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PART 3 - EXECUTION

3.01 SWPPP

A. A formal SWPPP is not required for this project, however it is the contractor's responsibility to ensure compliance with the construction general permit to not impact the storm system, including the implementation and maintenance of BMP's as needed. The contractor shall keep the construction area, neighboring streets, sidewalks, and landscape areas in a clean and orderly fashion at all times.

3.02 Schedule

A. Contractor shall develop a Water Pollution Control Schedule that describes the timing of grading or other work activities that could affect water pollution. The schedule shall be updated by the Contractor to reflect changes in the Contractor's operations that would affect the necessary implementation of water pollution control practices. The typical sequence of work shall be adjusted by the Contractor based on weather conditions and forecasted rain events. The schedule is considered an appropriate and applicable BMP.

3.03 Penalties and fines

A. Contractor is responsible for all penalties and fines assessed to or levied on the project related to the implementation of the SWPPP.

B. In an effort to maintain compliance with the General Permit, the Contractor may be asked to make changes to the BMPs. If the Contractor is unable to perform these services in a timely manner the City reserves the right to address any areas of concern and deduct the cost from the contract.

3.04 BMP's

A. Construction BMP's shall be installed per the Erosion / Sediment Control Plan and project SWPPP, and in accordance with the CASQA California Stormwater BMP Handbook. Use of alternative BMP's will be reviewed and accepted at the discretion of the City's QSD.

3.05 Cleaning

A. Thoroughly clean all areas where work has occurred. Remove from the site excess material, debris and rubbish.

B. Take all precautions to protect completed work. Immediately repair or replace all damaged areas due to tire ruts, erosion, compaction failure, etc. Keep all erosion control measures intact.

END OF SECTION

FOR BIDDING ONLY NOT FOR CONSTRUCTION

SECTION 03 30 00
SITE CONCRETE

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

C. The standards set forth in the City of Roseville Design and Construction Standards and the City of Roseville Parks Construction Standards, latest editions, shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of all concrete work, flatwork and poured-in-place as shown in the Plans and as specified herein.

1.03 References

A. Caltrans Standard Specifications, latest edition.

B. California Building Code (CBC) and California Administrative Code (Title 24), latest editions.

1.04 Quality Assurance

A. For all flatwork, the Contractor shall pour a six-foot by six-foot (6’ x 6’) sample of each type of finish specified for review and acceptance by the Project Manager prior to pouring any concrete. The accepted samples shall remain on-site and intact until all concrete work has been completed. The quality of the concrete work shall be measured by the accepted samples.

B. During the course of construction, a qualified testing laboratory shall obtain samples as determined by the Inspector and conforming to federal and state codes and standards. Such costs shall be paid for by the City. Re-tests and removal of below acceptable strength concrete shall be borne by the Contractor. The Contractor shall cooperate with the testing during the course of obtaining such samples.

C. Variances in surface grades of more than 1/8”, as measured by a straight edge ten feet (10") long, shall be corrected to the satisfaction of the Inspector. Remove all areas where standing water occurs, including any surface irregularities.

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1.05 Handling and Storage

A. Comply with ASTM C-94, “Specifications for Ready Mix Concrete” for the batch, mix and transport of concrete.
B. Mix and deliver only the amount that will be poured immediately.

1.06 Record Drawings

A. The Contractor shall keep an accurate record of the as-built conditions of the site concrete. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the “as-builts” to ensure compliance of the above.

PART 2 - PRODUCTS

2.01 Concrete

A. Concrete for play area curbs, sidewalks, and accessible ramps shall conform to the provisions of Section 90-2 “Minor Concrete” of the Caltrans Standard Specifications. Cementitious material shall be „Type II Modified” and shall contain no less than 505 pounds of cementitious material per cubic yard. Aggregate shall be not greater than one-inch or smaller than 3/8-inch. Submit concrete analysis for review and acceptance prior to placement of concrete.

2.02 Fiber Reinforcement

A. Fibers for concrete shall conform to ASTM C1116 Type III and manufactured specifically for the secondary reinforcement of concrete. Fiber length to be 0.50” or 0.75”. Acceptable products include Fibermesh 150, as manufactured by Sika USA, or accepted equal.

2.03 Expansion Joint Material

A. Fiber expansion joint shall conform to ASTM-1751 and shall be a non-extruding resilient filler. Filler shall have preserve attributes and high quality bituminous materials.
B. Apply Sikaflex elastomeric sealant, or accepted equal, over all expansion joints.

2.04 Concrete Forms

A. All forms shall be new at the start of the project.. Minimum size lumber shall be 2 x 6.
B. Radius bends shall be formed by spring steel forms or laminated boards, as required.
C. Plywood shall be 5/8”, Class I, exterior grade as outlined in APA “Guide to Plywood Grades”. Omit mill oiling treatment.

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PART 3 - EXECUTION

3.01 Poured-In-Place Concrete

A. Concrete for hardscape or flatwork shall be placed on subgrade compacted per geotechnical engineer recommendations. Prior to placement of concrete, a soils compaction test must be performed by an accepted soils testing professional on a representative number of locations along the flatwork area. The City or project owner shall provide the initial test. The results of these tests must be available and meet acceptable levels prior to pouring. Re-tests and re-work of any area, as directed by the soils professional, shall be the responsibility of the Contractor.

B. Construct forms to conform to the shapes, dimensions and details shown on the Plans. All forms shall be true to lines, plumb, level and square.

C. Forms shall not leak, spread, shift or settle when concrete is placed.

D. All forms shall carry dead and live loads and shall not deflect more than 1/8" between supports after placement of concrete.

E. All forms shall be thoroughly soaked a minimum of twelve (12) hours prior to pouring of concrete. Forms shall be treated per manufacturer's recommendations.

F. Reuse of forms may be allowed at the discretion of the Inspector. Reused forms shall be cleaned and free of defects that would affect the final concrete finish.

G. Concrete footings shall be formed only when excavations slump or cave in. Over-excavate the trench or footing diameter to accommodate the forms' installation and removal. Apply water to moisten soil. Do not allow water to create mud or ponding.

3.02 Fiber Reinforcement

A. Install per manufacturer's instructions. Apply at the batch plant prior to delivery. Thoroughly mix fiber material to avoid "clumping".

3.03 Expansion Joints

A. Expansion joints shall be placed where vertical elements meet horizontal paving unless otherwise noted on the Plans. This shall include vertical expansion joints on play area curb walls, buildings, shade structures, walls and/or planters. The corners of the paving shall be tooled at the expansion joints. Trim exposed fibers which protrude above or beyond the finish surface of paving or the finish surface of the wall.

3.04 Control Joints for Concrete Sidewalks

A. Control joints shall be per Parks Standard Details with deep, straight and finished with rounded edges. Control joints shall be placed (on-center) a

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distance equal to the width of the concrete walkway, unless otherwise shown on the Plans. For example a ten-foot wide walkway shall have control joints placed ten feet on center. Control joints shall not dead-end into an adjacent panel, and shall not create acute angles that are prone to break off.

3.05 Sawcutting of control joints shall begin as soon as the concrete surface has hardened sufficiently to resist raveling.

3.06 Placement of Concrete

A. Do not pour concrete in weather below 40 degrees F. or when temperatures are predicted to fall below freezing within 24 hours, except with prior authorization.

B. Concrete shall be transit mixed according to ASTM C-94. Discharge ready-mixed concrete from transport vehicle while the concrete is still plastic and before stiffening occurs.

.

C. Concrete shall be deposited up to the finished height of the forms and up to the adjacent joint. No partial pours will be allowed. Excess material shall be dumped on-site and later removed by the Contractor.

D. Thoroughly consolidate the concrete by manually spading and tamping concrete into all corners of the forms and by utilizing a high-speed mechanical vibrator. Retain a standby vibrator on-site during the course of concrete work. When utilizing the vibrator, take precautions to avoid impact on the forms.

E. After obtaining uniform consolidation, screen tamper all flatwork surfaces, screed and bull float to ensure that large aggregates are pushed below the surface. When it is practical to work on the surface, wood float, steel trowel paving to a uniform surface.

F. Concrete elements shall not exceed the following tolerances:
   1. Linear: 1/8”
   2. Slab deviation: 1/8” in 10’

3.07 Finishes

A. Finishes shall be as shown on the Plans and shall be consistent in quality throughout the project. No visible cracks or discoloration will be accepted. Finishes on vertical surfaces shall be consistent throughout. Vertical expansion joints are spaced as identified on the plans and are smooth with the finish surfaces. All edges for flatwork and vertical surfaces shall be eased at a consistent radius.

B. Upon completion of float finishing, provide the final finish as follows:

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1. Medium Broom Finish: shall be accomplished by pulling a stiff bristle broom across a floated surface. The direction of the broom shall be perpendicular to the path of travel, unless otherwise shown on the Plans.
2. Acid Washed Finish: shall be accomplished after the slab has cured and no sooner than two (2) weeks after the concrete had been placed. Remove the cement film from the surface of the aggregate by an acid wash. Delaying the acid wash additional time is permissible. The slab shall be saturated with water, brushed free of standing water and washed with 5% to 10% solution muriatic acid. Several flushings with clear water should follow until the surface matches the accepted sample panel.
3. Rock Salt Finish: shall be accomplished by (Insert, if used)
4. Medium Sandblast Finish: shall be accomplished by (Insert, if used)
5. Other (Insert, if used)

3.08 Removal of Forms

A. Form removal timing to be based on the concrete set strength and environmental conditions unless specifically called out on the drawings.

B. Remove all bolts, nails, ties, wires, etc. a minimum of one inch (1") below the surface of the concrete. Remove imprints, irregularities or other such defects and patch as directed by the Inspector.

3.09 Curing and Protection

A. Allow adequate time for the concrete to cure. Contractor to take necessary steps to minimize evaporation and maximize the process of hydration.
B. Protect all concrete from damage during the curing period. Shoulddamage occur, Contractor shall take immediate action to repair damage or replace damaged concrete to the satisfaction of the City.

3.10 Clean-Up

A. During the course of this work, the area shall be kept clear and free of debris as realistically as possible. Upon completion of concrete work, completely remove from the site all used forms, hardware, spillage, rejected work and other materials.
B. Remove from site furnishing posts all concrete "slobber". Re-touch posts as necessary for a clean finish.

END OF SECTION

FOR BIDDING ONLY NOT FOR CONSTRUCTION

SECTION 26 00 00
SITE ELECTRICAL

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.

C. The standards set forth in the City of Roseville Design and Construction Standards, latest edition and requirements outlined by the City of Roseville Electric Department shall be in addition to the standards provided herein.

D. The standards set forth in the latest edition of the California Electrical Code (CEC), incorporating the latest edition of the NEC with City of Roseville amendments shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of site electrical as shown in the Plans and as specified herein.

B. Submittals shall be required for requested substitutions or plan deviations ONLY. The Contractor shall install all specified electrical fixtures, poles and equipment, unless otherwise accepted and determined as an equivalent.

1.03 References

A. Conform to requirements outlined in the latest editions of the California Electrical Code (CEC), California Administrative Code (Title 24), California Building Code (CBC), California Administrative Code (Title 22) and other applicable codes.

B. Conform to requirements outlined in the latest edition of the Roseville Electric Specifications for Commercial Construction.

1.04 Record Drawings

A. Record drawings are required as a part of this work. At all times, the Contractor shall maintain accurate information of the work in progress. Deviation in layout of conduit or other materials shall be recorded to the satisfaction of the Inspector. Upon completion of the project, as-builts shall be submitted to the City on reproducible plan sheets and shall depict all changes in a neat and legible manner.

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PART 2 - PRODUCTS

2.01 Service Panels

A. Service panels shall meet the Roseville Electric approved sections of the EUSERC requirements. The list of acceptable panels can be found at https://the.euserc.org/s/Roseville-City-of-Acceptability-Pages.pdf
B. Service panel shall be:
   1. Built to UL508A standards
   2. Metered
   3. Single phase or three phase application
   4. Rated for 120 to 480 volts
   5. Color: Hunter Green

2.02 Electronic Astronomic Time Switch

A. Electronic Astronomic Time Switch shall be DW2 Model series, as manufactured by Tork, or accepted equal.

2.03 Conduit and Fittings

A. For primaries (12,000 volts), conform to Roseville Electric's Specifications for Commercial Construction, latest edition.
B. All other conduit and fittings shall conform to the California Electric Code, latest edition.

2.04 Wires and Cables

A. Conform to the California Electric Code, latest edition.
B. All wires shall be copper only, 90-degree-C THHN/THWN insulation.

2.05 Wire Connections and Devices

A. Conform to the California Electric Code, latest edition.
B. Splices and joints for #10 AWG or smaller wiring shall be twisted together electrically and mechanically strong and insulated with approved type insulated electrical spring connectors, Scotchlok or Ideal. Joints and connections for #8 AWG or larger shall be made with Burndy, T & B, or approved equal, solderless tool applied pressure lugs and connectors. Uninsulated lugs and wire ends shall be insulated with layers of plastic tape equal to insulation of wire and with all irregular surfaces properly padded with "Scotchfil" putty prior to application of tape. Tape shall be equal to Scotch #33, General Electric #AW-1, or approved equal. Feeder splicing is not permitted.
C. Receptacles: 15 & 20 Amp 125 Volt receptacles shall be "Specification" grade, duplex, UL Listed, rated Weatherproof where installed outdoors or in damp or wet locations. Where only one receptacle is connected to a 20 ampere circuit, a 20 ampere receptacle shall be used. Receptacles to be Hubbell 5262 series,

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5362 series, or equal. Provide an equipment grounding jumper (pigtail) connecting the grounding terminal of the receptacle to the grounded box.

2.06 Outlet Boxes

A. Cast Metal boxes shall be cadmium plated, cast iron alloy by Crouse-Hinds Form 8 condulets, Appleton Form 35 Unilets or accepted equal.
B. Cast Metal Outlet boxes shall be four inch (4") round, galvanized cast iron alloy with threaded hubs and mounting lugs as required. Boxes shall be furnished with cast cover plates of the same material as the box and neoprene gaskets by Crouse-Hinds VXF series, Appleton JBX series or accepted equal.

2.07 Pull and Junction Boxes

A. Per City of Roseville Electric Department's Specifications for Commercial Construction, latest edition.

2.08 Parts Identification

A. Consistent with the City of Roseville Electric Department's Specifications for Commercial Construction, latest edition.

2.09 Electrical Support Equipment

A. Concrete Fasteners shall be Phillips "Red-Head" or accepted equal. Powder driven concrete pin fasteners, low velocity type shall be Remington, Ramset or accepted equal.
B. Conduit Straps shall be hot dipped galvanized, cast malleable iron, one hole type strap with cast clamp-backs and spacers (as required) by O-Z/Gedney No. 15-50G strap and #14G spacer, Efcor No. 231 strap and No.131 spacer or accepted equal.
C. Concrete Inserts shall be pressed galvanized steel, spot insert with oval slot capable of accepting support nuts of ¼ inch to ½ inch diameter thread by Unistrut No. M2506 series, Globestrut CSI series or accepted equal.
D. Construction Channel shall be 1-1/2 inch by 1-1/2 inch 12 gauge galvanized steel channel with 17/32 inch diameter bolt holes, 1-1/2 inch on center, in the base of the channel by Kindorf 905 series, Unistrut P-1000-HS or accepted equal.
E. Cable Ties and Clamps shall be one piece, nylon, reusable type lashing tiesby Thomas and Betts Co "Ty-Raps", Panduit "Pan-Ty" or accepted equal.
F. General Fasteners shall be wood screws for fastening to work; machine screws for fastening to steel; toggle bolts for fastening to gypsum board or plaster walls; expansion anchors for attachments to pre-poured concrete.
G. GFI Outlet Cover shall be metal, lockable, and flush with the surface it is installed in. Cover must conform to the California Electric Code, latest edition.

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2.10 Fixtures and Poles

A. All damaged Fixtures and Poles during the course of construction are to be replaced in kind with no cost to the City

B. Pathway/Security lights shall be:
   1. LED: Hadco: RL54 B B N N 1 A W N N N A 2 N N N N SP1
   2. Pod: die-cast aluminum housing with tool-less access
   3. Globe: clear prismatic injection molded U.V. stabilized acrylic
   4. Symmetric photometric distribution
   5. Rated 120 volts

C. Poles shall be:
   1. Whatley: TR34 16 DE BLK TXT 30-30 or accepted equal
   2. Fiberglass, direct burial
   3. Textured round, tapered
   4. 16’ mounting height
   5. Include –RC receptacle on select poles only, as shown on plans

2.11 Tracer Wire

A. Insulated solid copper wire, minimum #12 gauge.

PART 3 - EXECUTION

3.01 Installation

A. Install (luminaire and poles) in accordance to manufacturer’s instructions.

B. Ensure proper handling and installation of fixtures including hardware necessary for a complete installation. Fixtures (luminaire and poles) shall be clean, plumb and level.

C. All lamps shall be new and in operating condition. New lamps shall have less than 100 hours of operation on-site.

D. All splices in exterior fixtures or fixture outlet boxes shall be made watertight, using specified epoxy resin splicing kits.

E. Operate the entire system, once complete, in the presence of the Inspector. Immediately correct any improper connections or other items.

F. Install concrete collars around light poles. Concrete collars shall be per the Parks Construction Standards, latest edition.

G. Install tracer wire on top of conduit for all up-lighting and sports field lighting.

3.02 Clean Up

A. At all times, maintain a safe and clean work site, free of debris and rubbish.

B. All electrical parts shall be clean of conductive and deleterious materials.

C. All enclosures shall be free of dirt and debris.

D. Clean all finishes and touch up damaged areas prior to pre-final inspection.

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3.03 Excavation & Backfill

A. Refer to Section 33 00 00 Utilities.

3.04 Equipment Pads

A. Concrete reinforced pads for mounting of equipment (i.e. switchboard, transformers, freestanding panels, etc.) shall be minimum 3000psi, 6" thick with #4 rebar at 12" on center each way. Rebar shall be centered in pad. Pad shall extend 2" beyond equipment and 1.5" above surrounding area. Backfill and compact to 95% maximum dry density at optimum moisture content in layers not to exceed 6" when compacted.

3.05 Grounding

A. Grounding and ground bonding of the electrical installation shall be in accordance with CEC Article 250, and any applicable codes. Ground fittings shall be approved manufactured type, installed and connected to conform with Code requirements.
B. Neutral conductors and noncurrent-carrying parts of equipment at each installation shall be grounded in accordance with applicable code. Ground conductor shall be copper having a current capacity sized in accordance with CEC.
C. All equipment cases, motor frames, etc., shall be completely grounded to satisfy requirements of CEC. Install bond wire in flexible conduit. Install copper bond wire, sized in accordance with CEC, in all nonmetallic raceways and bond to all metallic parts using approved fittings.
D. Service ground conductor shall be connected to a "Ufer" encased ground and bonded to the metallic cold water pipe system and to the metallic natural gas line. 5/8” x 10 ft copper clad ground rods may be used in lieu of the Ufer ground where no footing is available.
E. All connections shall be made with solderless connectors or molded fusion-welding process.
F. Equipment grounding conductors shall be insulated with a continuous green outer finish along its entire length. Conductors size #4 AWG and larger may be identified (with green electrical tape applied half-lapped) at each end and at every point where the conductor is accessible. Tape shall be applied from its point of entry to point of exit or termination.
G. Insulated grounded (neutral) conductors shall be identified with a continuous white outer finish along its entire length. Neutral conductors #4 AWG or larger can be identified by a distinctive white marking (applied half-lapped with white electrical tape) for the last 12 inches at each end.

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3.06 Field Testing

A. Perform Insulation Resistance (IR) "Megger" Testing per NETA Standards. Submit test results. Provide testing for:
   1. All feeders 100 Amps and higher.
   2. Branch circuits 100 Amps and higher.

B. Each ground rod shall be tested. A ground rod which does not have a resistance to ground of 25 ohms or less shall be augmented by one additional ground rod at no less than 8 feet from each other.

END OF SECTION

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SECTION 31 10 00
CLEARING AND GRUBBING

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

A. Preserve and protect existing site amenities to remain, including, but not limited to, trees, shrubs, underground utilities and other improvements as shown on the Plans. Protection of work shall include affected improvements on adjoining properties.

B. Scope of work includes: site preparation, removal of debris, staging of equipment and materials and securing the site for construction.

1.03 Related Work

A. Section 31 20 00: Earthwork

B. Section 01 57 23: Storm Water Pollution Control

1.04 Protection/Replacement

A. Prior to demolition, erect protective fencing a minimum of one foot (1') beyond the canopy of all trees to remain. The radius of the canopy shall be measured from the longest branch furthest from the trunk. Refer to the environmental document for additional requirements for protective fencing on other existing natural features. For work within or near protected trees, a tree permit may be required.

B. If public use is to be maintained on unaffected portions of the project site, the Contractor shall be responsible for directing pedestrian and vehicular traffic safely around the construction zone. Utilization of temporary fencing, barricades, signage, etc. shall be the responsibility of the Contractor. Safe detours shall be available to the general public at all times during the course of construction.

C. Protection of existing site improvements shown to remain, including, but not limited to, fencing, signs, benches, picnic tables, play structures, shade structures, drinking fountains, concrete paving, concrete wall and curbs,

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decomposed granite paving, asphalt concrete paving, recreational site improvements, etc. are to be protected and preserved.

D. The Contractor shall be responsible for any damage to and maintenance of all existing street improvements, drainage facilities and irrigation systems and to re-establish these improvements to their original condition as soon as possible after completion of the work in the area, to the complete satisfaction of the Project Manager and Inspector. Realignments or modifications to the existing facilities as shown on the plans are accepted.
E. Survey monuments and markers either shown on the Plans or encountered during the course of construction shall be protected and preserved. The Contractor shall notify the Inspector upon discovery of an unmarked monument, at which time, arrangements for the relocation or adjustment of the monument will be determined. All costs associated with the relocation or adjustment of these monuments shall be the Contractor's responsibility.
F. Burning or burying removed material on-site is prohibited.
G. Where the removal of specific material creates an open hole, pit, trench or other depression, the Contractor shall immediately backfill and compact the areas consistent with requirements outlined in Section 31 20 00 of these Specifications.
H. All items identified in the Plans to remain or identified in the field to remain, removed in error by the Contractor, shall be repaired or replaced to match in equal or better construction, at no cost to the City. The quality of the repair or replacement shall be measured as that existing at contract award.

PART 2 - PRODUCTS

Intentionally left blank.

PART 3 - EXECUTION

3.01 Pre-Construction Site Review

A. Contractor shall review existing site conditions with the Inspector prior to start of construction and document any conditions which adversely affect the satisfactory execution of the work and final acceptance of the project.
B. Commencement of work constitutes acceptance of existing conditions. The Contractor shall, at his expense, be responsible for correcting all unsatisfactory and defective work.

3.02 Clearing

A. Completely remove trees, shrubs, stumps, vines, rubbish/debris, undergrowth, deadwood, structures, and other elements identified to be removed and/or which interfere with the construction as shown on the Plans and as specified.

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B. Obtain verification from the Project Manager for non-identified items scheduled to be removed prior to actual removal.

3.03 Grubbing

A. Remove all stumps, roots, grasses and weeds in its entirety. Apply systemic weed killer. Confirm weed kill prior to removal.
B. For projects with native soils, once surface material is removed, the Contractor shall stockpile the top twelve inches (12”) of topsoil for use during the final grading phase of work. This soil shall be free of rocks, debris, roots and other undesirable material.

3.04 Utilities

A. Contact USA North 811 at (800) 642-2444, or submit an online ticket at USANorth811.org, prior to commencement of any demolition or excavation work. Provide a minimum of 48 hours’ notice. Verify all utilities entering into and their locations within the project site.
B. Where utilities lie within the project site, but are not a part of the project, the Contractor shall cooperate with the agency or utility company having jurisdiction to maintain its use and the integrity of the structure.
C. Where utilities enter into the project site and taps, connections to or extensions of the utility are identified in the Plans, the Contractor shall coordinate all work with the agency or utility company having jurisdiction to minimize or eliminate disruption of use by the adjacent properties.
D. Verify that all utilities, shown to be removed on the Plans, are inactive and turned off prior to disconnection and/or re-routing, prior to demolition.

3.05 Debris Removal

A. All materials removed as a part of this contract shall become the property of the Contractor and shall be legally disposed of off-site, unless otherwise noted on the Plans.
B. Where a portion of a concrete slab, curb or wall and asphalt concrete paving or curb is to be removed, the concrete shall be cut with a concrete saw at a 90 degree angle so that the edge of the remaining concrete shall form a neat, straight line. Conform to the City of Roseville Design and Construction Standards, latest edition.

END OF SECTION

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SECTION 31 20 00
EARTHWORK

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
C. The standards set forth in the Caltrans Standard Specifications, latest edition, shall be in addition to the standards provided herein.
D. The requirements set forth by CAL OSHA shall be in addition to the standards provided herein.

1.02 Description

A. Provide all labor, operations and materials necessary for earthwork, including, but not limited to, staking and surveying, grading; excavating; installation of facilities necessary to perform excavation and subsequent removal of such facilities upon completion of work; subgrade preparation; backfilling; and other incidental items necessary for a complete project.
B. This project is a Balanced Cut and Fill
C. The intent of the grading plan is to provide positive drainage and to maintain slopes on walkways as required by the Americans with Disabilities Act and California Title 24 throughout the project site. The Project Manager shall be notified immediately of any discrepancies between the Plans and actual field conditions and/or conflicts between the design and code requirements.

1.03 Related Work

A. Section 31 10 00: Clearing and Grubbing
B. Section 33 00 00: Utilities
C. Section 32 84 00: Irrigation System
D. Section 32 90 00: Planting
E. Section 26 00 00: Site Electrical
F. Section 01 57 23 Storm Water Pollution Control

1.04 Quality Assurance

A. All work shall conform to local codes and regulations, including standards set forth in the Standard Specifications of the State of California, Business and

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Transportation Agency, Department of Transportation (Caltrans), Chapter 70 of the Uniform Building Code and ASTM.

B. Relative compaction shall be the in-place dry density of soil denoted as a percentage of the maximum dry density of the same material. This shall be as determined by ASTM 1557. The optimum moisture is measured by the water content which corresponds to the maximum dry density.
C. Upon discovery of unforeseen subsurface site conditions, the Contractor shall notify the Inspector immediately.
D. Upon discovery of hazardous materials, cease all activity and immediately contact the Fire Department.

1.05 Protection

A. Provide and install all supports, shoring, bracing, underpinning, sheet piling and other methods for the sides of excavations necessary for ensuring safe working conditions for the workmen and to protect adjacent improvements to remain.
B. Provide any and all protection measures necessary to ensure the protection of the workmen, the general public, including children and the project site. These protection requirements remain the Contractor's sole responsibility throughout the duration of the project, including non-working hours.
C. Do not obstruct vehicular, bicycle or pedestrian thoroughfares, unless previously accepted by the City. Provide safe and adequate detours around the construction as required by City and State regulations.
D. Trenches shall be covered at all times when work directly associated with the trenches is not occurring, including non-work hours.
E. During the course of construction, the Contractor shall ensure surface drainage does not create a nuisance onto adjacent properties.

1.06 Erosion Control Measures

A. Construction sites shall have required erosion and sediment control measures in place as required by the SWPPP. If construction is in progress, the Contractor shall ensure the construction site is prepared prior to the onset of any storm. At a minimum, erosion control measures shall include:
    1. Broadcast seed
    2. Drainage area protection
    3. Dust/mud control
    4. Drain inlet filters
    5. Silt fence and straw wattles
    6. Slope protection
    7. Straw bales
    8. Silt controlling devices

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PART 2 - PRODUCTS

2.01 Base Rock

A. Class 2 aggregate base per Caltrans Standard Specifications, latest edition.

2.02 Drain Rock

A. Drain rock shall be Class 2 permeable, washed, unbroken stone or gravel. Material gradation shall conform to the following:

Sieve Size	Percent Passing
1 inch	100
No. 4	20-50
No. 50	0-10
No. 200	0-5

2.03 Pea Gravel

A. Pea gravel shall be natural stone, free of clay, shale or organic matter, and shall conform to the following:

Sieve Size	Percent Passing
3/8 inch	100
No. 4	47
No. 8	2
No. 16	1

2.04 Fill

A. Structural Fill shall conform to Caltrans Standard Specifications or the accepted site-specific geotechnical report generated for the project.

B. Fill for non-structural areas shall conform to the following standards:

1. Plasticity: ASTM D4318-84
2. Expansion Index: No greater than twenty (20)
3. Testing: UBC 29-9 and ASTM D422-72
4. Particle Size: No greater than one inch (1”)

2.05 Topsoil

A. The top eight to ten inches (8” – 10”) of native soil containing more than three percent (3%) organic material. Topsoil shall be free of rocks no larger than one inch (1”) in diameter, free from subsoil, roots, heavy or stiff clay, course sand, destructive seeds, noxious chemicals, brush, debris, litter and other undesirable materials.

B. For any import soil to be used in turf/planting areas, submit a soils analysis with soil amendment recommendations (for plant growth) for review and acceptance prior to placement on-site. Soils test information shall be as outlined in Section 32 90 00: Planting – 1.06.

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2.06 Soil Sterilant

A. Sterilizer shall be standard, quick-acting, short-lived and non-selective weed and grass killer, commonly used under roadway/transportation projects. Application of the sterilant shall pose no short or long term health threats to the installer or the general public. Submit analysis for approval prior to applying.

2.07 Sand

A. Granular, fine, free of organic matter, mica, loam or clay material.

PART 3 - EXECUTION

3.01 Construction Staking

A. The layout of all work shall be performed by a California State licensed land surveyor provided by the Contractor.
B. Notify the Inspector immediately of any discrepancies between actual field conditions and the Plans. Minor field adjustments may be necessary in order to fulfill the intent of the Plans.
C. Non-notification of discrepancies between actual field conditions and the Plans by the Contractor, in writing, shall indicate his acceptance of such field conditions. Adjustments/modifications to the construction to accommodate the inconsistencies (without notification) shall be at no additional cost to the City.

3.02 Excavation

A. All excavations shall be as noted on the Plans. Excavations shall include accommodation of base material.
B. Do not over-excavate. Excavations shall provide appropriate space to install shoring, bracing, formwork, etc., as needed to ensure the safe and proper construction of the work.
C. Take every precaution to prevent water from entering, softening, and undercutting excavated areas, including, pits, footings, trenches, etc.
D. Notify the Inspector immediately upon discovery of unsatisfactory soils materials or unforeseen site conditions. Excavation shall include the complete removal of the unsatisfactory material and its legal disposal thereof.

3.03 Site Grading

A. A grading permit is required to be obtained by the Contractor prior to commencing any earthwork.
B. Grading shall include adjacent transition areas, new elevations/contours as shown on the Plans. All subgrade areas shall be graded parallel to the finish grades and contours and shall be uniform in slope. Transition areas shall provide a smooth connection between new and existing grades and shall not create additional drainage or ponding onto adjoining properties.

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C. Surface grades shall provide for positive drainage away from structures and footings, and shall be uniformly smooth throughout.
D. Rough grading shall:
   1. Be graded to a tolerance of 0.10 feet, plus or minus for planted and turf areas.
   2. Be graded with a tolerance less than .04' from specified grade and cross section for subgrade in which pavement, curbs and other structural elements are to be placed immediately above.
   3. Provide a subgrade surface free of exposed rocks, stones and boulders.
   4. Provide a subgrade surface free of depressions, pits, etc., with proper backfill and compaction. See paragraph 3.04 below.

3.04 Placement of Fill Material

A. Prior to placement of fill material, the Contractor shall:
   1. Obtain approval of the subgrade surface from the Inspector.
   2. Scarify, dry and compact soft and/or wet areas.
   3. Remove and replace unsuitable subgrade material to the satisfaction of the Inspector.
   4. Take all necessary corrective action.
B. Do not use topsoil as fill or backfill material, unless otherwise accepted in writing.
C. Fill shall be placed in the following manner:
   1. Accepted engineered fill material for structural slabs and areas to be paved shall be placed in six-inch (6") loose thickness, uniform layers over the entire area.
   2. Fill material in planted areas shall be placed in twenty-four inch (24") maximum loose thickness throughout the areas to receive fill.
D. Aerate or water each lift to obtain the required compaction rate indicated on the Plans. Thoroughly mix material to ensure proper moisture content for compaction. Repeat the operations until grades, as shown on the Plans, are obtained. Jetting of trenches shall be reviewed and accepted by the Inspector prior to performance of work.
E. Do not place fill when the subgrade is frozen, muddy or wet. Allow conditions to thaw and dry out before resuming operations.
F. Use hand tampers or vibrating compactors around foundations walls, retaining walls and other structural elements. Do not use large equipment in these areas and do not begin compaction operations until the bearing surfaces have reached its design strength.
G. Fill around existing trees to remain shall not exceed twelve inches (12").
   1. Minor fill (6" or less) shall utilize topsoil and shall be placed by hand. Do not cover crown of trunk. Feather grades to the extent possible.

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2. Fills between 6” and 12” shall utilize 3/4” pea gravel on grade, placed up to three inches (3”) below finish grade. Apply topsoil, by hand, to meet finish grade elevations. Feather grades to the extent possible.

H. Construct mounds from on-site material. The core of the mound (1’ below finish elevations) shall be compacted to 90%. The top twelve inches (12”) shall be compacted to 85%. Place topsoil in the top twelve inches (12”).

I. Place topsoil in all turf and planting areas a minimum of twelve (12) inches deep. See Section 31 10 00, 3.03-B: Clearing and Grubbing.

3.05 Trenching, Backfilling and Compacting

A. For trenches greater than five feet (5’) in depth, submit an OSHA permit related to the work.

B. All trenches shall be straight, true and cut vertical at 90 degrees to the surface plane.

C. For trenches through existing paved surfaces, use a concrete saw or other tool to achieve straight, clean lines. Replace paved surface to the same or better condition as existing prior to cut.

D. Do not over-excavate. Maintain bearing surfaces true, level and undisturbed to the extent possible.

E. Trenches shall be kept dry and frost-free. Do not allow standing water to collect.

F. Do not allow trenches to remain exposed at any time when work directly related is not occurring. Cover all trenches during non-work hours.

G. Bedding for all trenches to receive pipes shall be as follows:

1. Bedding material shall be consistent with the City of Roseville Design and Construction Standards, latest edition.
2. Pipe shall lie completely on bedding. Pipe fittings or joints shall not bear weight.
3. Bedding shall be uniform throughout the length of pipe.

H. Initial backfill for storm drains, sewer lines and electrical conduit shall conform to the applicable City standard set forth by the Department having jurisdiction.

I. Backfill beyond the initial operations shall be native soil, placed in twelve-inch (12”) lifts. Compaction for trenched areas shall be 95% for parking lot, driveway and roadway areas; 90% for hardscape (i.e. walkways, picnic pads basketball and tennis courts); and 85% in areas to be planted. Place topsoil over trenches in planted areas. Upon completion, all trenches shall be filled flush with adjacent finish grades.

J. Compaction tests shall be required for trenched areas, hardscape areas and areas where fill over two feet in depth will be placed. The Inspector shall determine the number of tests and the locations. Re-tests shall be the Contractor’s responsibility.

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K. Potholing shall be required in areas where existing utilities are indicated. Hand digging may be required.

3.06 Soil Sterilant

A. Soil sterilant shall be applied to areas where paving is to be installed. The worker applying the sterilant shall take every precaution to avoid overspray of sterilant onto areas to be planted. The sterilant shall be placed no further than six inches (6") beyond the edge of pavement.
B. Soil sterilant shall not be applied in inclement weather and windy days.

3.07 Drainage Areas

A. All bare areas, regardless of slope, within 50 feet of natural drainages shall be covered with straw and pressed in place.
B. No grading or trenching, except as required for erosion or sediment control, shall occur within 35 feet from the centerline of perennial and intermittent drainage swales between October 5 and April 1 unless approved by the Engineering Division, as well as any other governmental agency which may have additional jurisdiction and/or requirements.

3.08 Dust/Mud Control

A. Adjacent Streets: Adjacent street frontages shall be swept at least once a day to remove silt and other dirt which is evident from construction activities.
B. Construction Vehicles: The Contractor is responsible for cleaning construction vehicles leaving the site on a daily basis to prevent dust, silt, mud and dirt from being released or tracked offsite. Adjacent streets shall be swept clean daily.
C. Grading Spoils: Dry stockpiles of soil shall be watered to prevent the generation of airborne dust. Trucks transporting dry soil shall be covered with tarpaulins.
D. Water: Water shall be sprayed on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities. The exposed earth shall be watered throughout the day to minimize dust. The Contractor shall obtain a hydrant permit from the Environmental Utilities Department.
E. Wind Allowances: Grading activities shall be restricted or halted when winds exceed 15 miles per hour as deemed necessary by the Public Works Inspector.

END OF SECTION

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SECTION 32 12 16
ASPHALT CONCRETE PAVING

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

C. The standards set forth in the City of Roseville Design and Construction Standards and the City of Roseville Parks Construction Standards, latest editions, shall be in addition to the standards provided herein.

D. The standards set forth in the State of California Title 24, Americans with Disabilities Act, latest edition, shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of asphalt concrete paving, including international disabled signs as shown in the City Standard, as shown on the Plans and as specified herein.

1.03 References

A. Caltrans Standard Specifications for asphaltic concrete, latest edition.

1.04 Tolerances

A. All surface areas shall drain. Ponding, puddling or birdbaths are not acceptable.

B. Surface grades shall conform to the following:

Description	shall not exceed, ... from indicated line, grade or thickness
Base Course	0.1 foot +/-
Finish Surface	0.05 foot +/-
Thickness of finished pavement	0.01 foot less

C. Flatness: maximum variance of 1/8” as measured with a ten (10) foot straight edge.

1.05 Testing

A. Testing shall occur during the installation of pavement. The number and frequency of tests shall be as determined by the Inspector.

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PART 2 - PRODUCTS

2.01 Aggregate Base

A. Conform to Caltrans Standard Specification, Section 26 paragraph 1.02B, Class 2.

2.02 Asphalt Concrete

A. Conform to Caltrans Standard Specification, Section 39 and the City of Roseville Design and Construction Standards, latest edition.

2.03 Soil Sterilant

A. Sterilizer shall be standard, quick-acting, short-lived and non-selective weed and grass killer, commonly used under roadway/transportation projects. Application of the sterilant shall pose no short or long-term health threats to the installer or the general public. Submit analysis for approval prior to applying.

2.04 Striping

A. Traffic marker paint, in accordance with Caltrans Standard Specifications, Section 83-3.02.
B. Thermoplastic marking tape in accordance with Caltrans Standard Specifications, Section 84-2.02. (Required for bike trails)

2.05 Header

A. Per City of Roseville Parks Construction Standards, latest edition.

2.06 Accessible Parking Signs

A. Signs for parking stalls shall conform to the California Manual on Uniform Traffic Control Devices (CMUTCD), the Standard Highway Signs manual with the Caltrans California Sign Specifications.
B. Notification sign: Notification sign shall read: “Unauthorized vehicles parked in designated handicapped spaces not displaying distinguishing placards or license plates issued for physically disabled persons may be towed at owner’s expense. Towed vehicles may be reclaimed at Roseville PD, 1051 Junction Blvd or by telephoning (916) 774-5000. CVC 22511.8”.
C. Sign posts: shall conform to Section 56 Signs in the City of Roseville Design and Construction Standards.

PART 3 - EXECUTION

3.01 Preparation

A. Upon completion of grading operations, compact the subgrade at the required elevation to a relative compaction density of 95%, unless otherwise noted on

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the Plans. A load or performance test shall be conducted in the presence of the Inspector prior to the placement of AC.

B. Apply soil sterilant per manufacturer's directions. Limit the work zone of the sterilant application to the area to receive paving plus three feet (3') on each side.
C. Completely install redwood header as shown in the City of Roseville Parks Construction Standards, latest edition, if shown on the Plans.
D. No material shall be placed in muddy conditions, nor shall any material be placed during or immediately after inclement weather, i.e. rain storms, temperatures below 35 degrees F, etc.
E. In areas where soil conditions are less than optimal, geotechnical tests shall be performed to verify compaction rates. The Inspector shall determine the number of tests necessary in order to verify conditions. Initial tests will be provided by the City. Re-tests shall be the Contractor's responsibility.

3.02 Installation

A. Spread aggregate base material in six-inch (6") lifts.
B. Compact base surface to a relative compaction of 95% and in accordance to the Caltrans Standard Specifications, Section 26.
C. Spread asphalt concrete material in accordance to the Caltrans Standard Specifications, Section 39.
D. Upon completion, apply water to the finished surface and allow water to run-off. All areas of ponding, puddling or birdbaths shall be filled with asphalt and fine aggregate. Conform fill surface with adjacent surface to the point edges are not visible.
E. Take every precaution to protect adjacent amenities or structures from material spillage or damage. In case of spillage or damage, the Contractor shall immediately repair or replace the damaged area to the satisfaction of the City.
F. Clean and oil all manhole covers, grates and other surface structures within the pavement area.
G. Clean all surface structures that lie within the asphalt concrete area.

3.03 Striping

A. Conform to the City of Roseville Design and Construction Standards, latest edition.
B. Ensure that all pavement to receive striping is completely cured. Clean all pavement surfaces.
C. Accurately lay out all pavement markings, including, parking stripes, centerline stripes, international disabled parking logo, striping for disabled access ramp, directional arrows, game court lines and other pavement markings as shown on the Plans or as required by code.

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D. All pavement lines, striping and lettering shall be four inches (4”) in width, unless otherwise indicated on the Plans.
E. Lines painted with traffic paint shall receive two coats of paint. Allow each coat to dry completely prior to applying the second coat.
F. Apply all pavement markings on clean, dry surfaces, during weather conditions where temperatures are higher than 35 degrees F, no rain is occurring or predicted within the next twenty-four (24) hours, and the humidity is less than 80.
G. Remove all excess adhesives and tracking onto unmarked areas.
H. All pavement striping applications shall conform to Caltrans Standard Specifications, Sections 84 and 85.

3.04 Accessible Parking Signs (For parking lots only)

A. Verify language on the signs meets with current laws and regulations prior to installation. Immediately notify project manager of discrepancies.
B. For signs at parking stalls: install one per space designated for disabled parking. Locate sign as shown on the Plans. Verify location in the field prior to installation. Sign bottom shall be set at seven feet (7’) above finished grade.
C. For notification signs: install one per driveway entrance. Verify location in the field prior to installation. Sign bottom shall be set at two feet (2’) above finished grade unless otherwise directed.
D. Sign post installation shall conform to TS-17A of the City of Roseville Development Services Design and Construction Standards.

3.05 Protection and Cleaning

A. Do not allow equipment or vehicles to park on new asphalt surfaces upon completion operations. At his discretion, the Contractor may allow the parking of equipment and vehicles on the asphalt concrete **AFTER** the asphalt concrete material has been laid, passing applicable compaction tests and **PRIOR TO** applications of striping.

END OF SECTION

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SECTION 32 84 00
IRRIGATION SYSTEM

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of an automated irrigation system, including all necessary appurtenances for proper operation, noted or implied, as shown on the Plans and as specified herein.
B. Water usage, meter costs, connection fees, testing and other associated utility costs are considered direct costs and is the responsibility of the Contractor until the project is accepted.
C. Use existing water meters and POCs as shown on Plans.

1.03 Related Work

A. Section 32 90 00: Planting
B. Section 26 00 00: Site Electrical

1.04 Quality Assurance

A. All work shall comply with local and state laws, codes, regulations and requirements which govern any portion or all of the work contained in this Section. These include, but are not limited to, the latest editions of:
   1. City of Roseville Park Construction Standards,
   2. City of Roseville Design and Construction Standards,
   3. City of Roseville Electric Department Standard Specifications,
   4. Local, state and federal electrical codes, manuals and guidelines, and
   5. Local, state and federal plumbing codes, manuals and guidelines.

1.05 Submittals

A. Submittals for specified items are not required for Parks or Streetscape projects, unless specifically listed below. However, submittals are required for any proposed substitutions or deviations from the parks Plans or Specifications. For Streetscapes, no substitutions will be accepted. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified

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and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating all specified materials have been ordered, noting “as specified” or “substitution proposed”. Submittals are required on the following items:

1. Controller, Flow Sensor(s), and Master Valve(s).
2. Piping
3. All Irrigation Components and Accessories

1.06 Explanation of Drawings

A. The drawings are diagrammatic and do not reflect all offsets, fittings and other miscellaneous items required for a complete and operable irrigation system. It shall be the Contractor’s responsibility to investigate all existing site conditions, become thoroughly familiar with the site, and provide all labor, materials and equipment required for the installation of the irrigation system.

B. Avoid conflicts between other trades and the installation of the irrigation system. Minor adjustments to avoid such conflicts shall be made in the field. Major discrepancies between actual field conditions and the Plans shall be brought to the attention of the Project Manager. The lack of notification shall indicate the Contractor assumes full responsibility for any revision deemed necessary to ensure proper installation.

1.07 Product Delivery, Handling and Storage

A. All materials shall be delivered bearing manufacturer’s label with size, type and model number (if applicable) clearly marked.

B. All pipe shall be delivered in a vehicle which allows the material to lie flat without concentrated weight or stress at any point.

C. Unload all materials with care so as to avoid damage. Store materials in a covered area and do not expose PVC pipe to extreme sun or heat. Store pipe lying flat.

D. Do not install any material that has been damaged. Replace all material found to be damaged.

1.08 Record Drawings

A. The Contractor shall keep an accurate record of the as-built conditions of the irrigation system. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the “as-builts” to ensure compliance of the above.

B. Dimensions shall be recorded from two (2) permanent points of reference.

C. The City may at its discretion withhold progress payments to the Contractor if the as-built records are not updated to the satisfaction of the City.

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PART 2 - PRODUCTS

2.01 General

A. All materials specified shall be new, bearing the brand name, type, serial numbers and model number as shown on the Plans and as specified herein, unless otherwise accepted in writing.

2.02 Backfill Material

A. Backfill shall be clean, screened, on-site material, free from organic material, large clods of earth and/or rock larger than one (1) inch in diameter, trash, debris, rubbish, tree trunks, broken concrete or asphalt and other unacceptable material.

B. Material larger than one (1) inch shall be removed from site and legally disposed. All removal shall be the responsibility of the Contractor.

2.03 Meter

A. Meter shall be as shown on the Plans and as required by the City of Roseville Environmental Utilities Department.

2.04 Backflow Prevention Device

A. Backflow Prevention Device shall be as shown on the Plans.

B. Cover shall be insulated, freeze-proof, removable and lockable, manufacturer and model per the City of Roseville Design and Construction Standards or accepted equal.

2.05 Filter (Recycled Water Only)

A. Amiad Filtration Systems, filter with scanaway semi-automatic assembly and 130 micron filter screen
   1. For 2”, Plastic Super-T Semi-Automatic Filter.
   2. For 3” and above, Steel In-line Semi-Automatic Filter.
   3. Include Scanaway 130 micron filter element.
   4. Match line size of recycled water meter, down to 2” minimum.
   5. Include lockable protective frost cover blanket.

2.06 Flow Sensor and Master Valve

A. Calsense Controllers:
   1. Calsense CS3-2W-S GR Bundle-2. CALSENSE CS3000 2-Wire Controller within a Stainless Steel Pedestal Enclosure

B.
   1. Flow sensor shall be a Calsense Ultrasonic Flow Meter (FM-2U), or accepted equal. Flow sensor shall be accurate to +/- 2% of full scale. Flow

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sensor body shall be constructed of Schedule 80 PVC for sizes up to 4", and saddle taps for sizes 6" and above.

2. Master valve(s) shall be Superior, 3300 series, normally open, electric globe valve, constructed of brass with dirty water protection and No Minimum Flow feature. For recycled water systems, include -RW Recycled Water designation with purple handle for identification.
3. Flow meters to be constructed consistent with the Calsense specifications.
4. Valve boxes for master valve and flow sensor shall be 18" (jumbo) green rectangular rigid plastic valve boxes with lockable lids and extensions by Carson Industries, LLC or accepted equal. Valve box lid shall be colored green in potable water system applications and purple for recycled water system applications.

C. PVC Pressurized Mainline

1. For lines three inch (3") or larger: polyvinyl chloride (PVC) 1120-1220, SDR 21, Class 200 rubber gasketed pipe, and NSF accepted per Standard No. 14, Type I, Grade I. Conform to:

Material	ASTM
Pipe	D1784, D2241
Rubber Gasket	F477

2. For lines two and one half inches (2-1/2") or smaller: Schedule 40 polyvinyl chloride (PVC) 1120-1220, and NSF accepted per Standard No. 14, Type I, Grade I. Conform to:

Material	ASTM
Pipe	D1784, D1785

D. PVC Non-Pressurized Lateral Lines

1. Schedule 40 polyvinyl chloride (PVC) 1120-1220, SDR 21.0, NSF accepted per Standard No. 14, Type 1, Grade II.

2.07 Fittings and Nipples

A. Fittings for Mainline Pipe:

1. For all control valves on mainlines three inches (3") and larger, use painted, ductile iron saddle taps with double stainless steel straps and nuts. Model #202 by Romac Industries, Inc. or accepted equal.
2. For all other connections on mainlines three inches (3") and larger mainline pipe, use glued schedule 80 fittings.
3. For all control valves on mainlines two and one half inches (2-1/2") or smaller, use glued schedule 80 fittings.
4. For all other connections on mainlines two and one half inches (2-1/2") or smaller, use glued schedule 40 fittings.

B. Fittings for Solvent Weld Pipe- Laterals:

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1. Schedule 40 polyvinyl chloride (PVC), standard weight, conforming to ASTM D2466-73.
2. Weld-on #P-70 primer and Weld-on #711 gray glue or accepted equal.
3. Teflon tape for all threaded PVC fittings.

C. Plastic Nipples shall be Schedule 80, Type 1, Grade 1, polyvinyl chloride (PVC), threaded at both ends, and conforming to ASTM D1784 -85. Nipples shall be uniformly gray.

D. Fittings for Recycled Pipe:
1. Fittings shall meet the standards outlined in Sections 2.09, A, B and C above, unless otherwise noted in the City of Roseville Design and Construction Standards for recycled water, latest edition.

2.08 Swing Joints

A. Swings joints shall be as shown in the City Parks Construction Standard detail. Schedule 40 threaded PVC triple swing joints or an accepted equal.

2.09 Electric Remote Control Valve

A. Sizes as shown on the Plans. All valves shall be Rainbird PEB series or accepted equal and shall contain the following:
1. a globe-type electric remote control, normally closed diaphragm type with slow opening and closing action,
2. encapsulated solenoid type actuation,
3. a minimum rating of twenty-four (24) volts,
4. sixty (60) cycle,
5. two to five (2-5) watts,
6. a manual flow adjustment with shut-off provisions,
7. provisions for an external “bleed” of the diaphragm chamber for manual operation.
8. a ball valve on the inlet.
9. Schedule 80 PVC threaded fittings from main line to valve.

B. Valve boxes shall be rectangular, rigid plastic valve boxes with lockable lids and extensions by Carson Industries, LLC or accepted equal. Valve box shall be sized appropriately to house entire valve assembly with space to accommodate maintenance access. Valves for drip zones require Jumbo size boxes.
1. Boxes shall be colored green in potable applications, and purple for recycled water applications.
2. Valve boxes used on recycled water systems shall be permanently colored purple through the manufacturer. Boxes painted purple will be rejected.
3. Label lids using heat branded identification, T:Turf, S:Shrubs, B:Bubblers

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C. Controller station identification number shall be standard yellow tags with permanent numbers by Christy or accepted equal.

2.10 Root Watering System

A. Provide pre-manufactured root watering system.
   1. Pressure compensating bubbler. See irrigation sheets for flow rates.
   2. Check valve where applicable to prevent low head drainage.
   3. Swing joint assembly
   4. Locking grate top on semi-rigid mesh tube. Use purple grate for Recycled water systems
   5. Filter fabric sleeve

2.11 Irrigation Heads

A. All irrigation heads shall conform to type, size, precipitation rate, gallons per minute discharge, pressure and throw radius as shown on the Plans, unless otherwise accepted in writing.
B. In all available models, all irrigation heads shall have stainless steel risers, unless otherwise approved in writing.
C. For recycled water applications, irrigation heads shall be colored purple, have debris pocket, and wiper seals with 3 touch points.
D. Irrigation heads shall have built-in pressure regulation for pop up sprays and/or water-efficient heads.
E. Include built-in check valve where applicable to prevent low head drainage.

2.12 Drip Irrigation

A. Sub-surface dripline
   1. Flexible polyethylene tubing shall have factory-installed pressure-compensating, inline emitters spaced evenly per listed spacing.
   2. Emitter shall incorporate elemental or ionic copper root intrusion prevention technology, and shall be warranted by the manufacturer to be free of emitter plugging due to root intrusion for a period of fifteen (15) years minimum.
   3. Emitter shall have a built-in check valve that will hold back, at minimum, an 8.5' column of water.
   4. Dripline for use with recycled water systems shall be properly and permanently marked for non-potable use.
   5. Acceptable products include Rainbird XFS-CV Series or Netafim Techline HCVXR Series, or approved equal.
B. All fittings shall be constructed of injection molded, brown plastic having a nominal outside dimension of 17mm (0.56”). Female and male threaded ends shall be capable of mating to standard PVC pipe with tapered threads.
C. Line flushing valve

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1. Valve shall be schedule 40 PVC ball valve with brass hose thread adapter.
2. Valve box shall be rigid plastic, with lockable cover by Carson Industries, LLC or accepted equal. Boxes shall be colored green in potable applications, and purple for recycled water applications.
3. Drip system operation indicator shall be Rainbird 1812 Pop-up spray body with 4-VAN nozzle set to 0-degree pattern, with Rainbird SA-125050 swing assembly and XFF-TFA barbed bt ½" FIPT fitting, or accepted equal.

D. Pressure Regulating Filters shall be Rainbird PRB Pressure Regulating Basket Filter, or approved equal, and shall include: Basket style body and jar-top cap constructed of heavy-duty glass-filled, UV-resistant polypropylene, with 150 PSI (10,3 bar) operating pressure rating. Standard 200 mesh (75 micron) filter screen constructed of stainless steel attached to propylene frame. Normally-open in-line pressure regulating device, constructed of durable, UV resistant non-corrosive material able to accommodate an inlet pressure rating of not less than 150 PSI (10,3 bar), with preset outlet pressure of approximately 40 PSI (2,8 bar).

2.13 Thrust Blocks

A. All thrust blocks shall be concrete. The size of the blocks shall be determined by the average safe soil-bearing load of 700 lbs. per square foot.
B. Polyethylene sheeting at thrust blocks shall be 6mil.

2.14 Quick Coupler Valves

A. For potable water, quick coupling valves shall be Rainbird #44LRC or accepted equal. For recycled water, quick coupling valves shall be Rainbird #44NP lockable or accepted equal. All quick coupling valves shall be:
   1. brass or bronze with one (1) IPS female pipe connection,
   2. two piece body with a removable upper portion (for replacement), and
   3. durable yellow covers for potable and purple for recycled.
B. Valve keys shall be brass or bronze and shall be of the same manufacturer and size as the valve.
C. Valve box shall be rigid plastic, a minimum of ten inches (10") in diameter with lockable cover by Carson Industries, LLC or accepted equal. Boxes shall be colored green in potable applications, and purple for recycled water applications.

2.15 Manual Valves

A. For pipe four inches (4") and larger gate valves shall be:
   1. located where shown on the Plans,
   2. flanged with Class 125 cast iron body,
   3. bronze trimmed with a non-rising stem,

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4. square operating nut,
5. able to withstand a cold water pressure of 150 pounds per square inch, and
6. sized to match the pipeline which the valves serve, unless otherwise shown on the Plans.

B. For pipe three inches (3") or smaller
1. located where shown on plans
2. lead free
3. Able to withstand cold water pressure of 300 pounds per square inch
4. sized to match the pipeline which the valves serve, unless otherwise shown on the Plans.
5. Nibco T-113-LF or approved equal.

C. Pipes which feed directly into a remote control valve, ball valves shall be installed and shall:
1. allow for manual operations,
2. rapid on/off , drip-tight shut-off control,
3. be constructed of bronze or brass with heavy-duty handle,
4. operate up to 22 gallons per minute,
5. operate between 15 and 150 pounds per square inch, and
6. be sized to match the pipeline which the valves serve, unless otherwise shown on the Plans.

D. Valve box shall be rigid plastic, a minimum of ten inches (10") in diameter with extensions and lockable cover by Carson Industries, LLC, as shown on the Plans or accepted equal. Boxes shall be colored green in potable applications, and purple for recycled water applications.

2.16 Automatic Irrigation Controller

A. Automatic controllers shall be Calsense CS3000 or accepted equal. Each controller shall include:
1. CS3-##– Calsense (##) Station Base Model,
2. FM-2U – Flow Meter (Ultrasonic),
3. -S1– Stainless Steel Enclosure with 1 hole for Stubby Antenna.
4. CS3000 Transient Protection
5. TP-110 – AC Line Protection,
6. GR-STUBBY – Antennae w/2ft cable
7. On/Off Switch
8. GFI electrical outlet inside enclosure.

When multiple controllers are used, include:
1. CS3-FL – Flowsense software (for multiple controllers sharing POC and/or communications)
2. CS3-MSSE-KIT or CS3-SR-KIT – Hardwire or SR radio,

When multiple flow sensors are used, include:

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11. CS3-2WIRE-OPT & CS-2W-POC (one per POC) – Additional Flow Meter interface.

B. Third-Party Communications hardware required:
   1. Sierra Wireless AirLink RV55 LTE-A PRO Router (#1104303)
   2. Router AC Adapter (#2000579)
   3. AT-5 (or higher) Ethernet Cable - 1ft (#A3L781-01-BLU)

C. Communication wire between controllers, when required, shall be Paige Cable P7171D or accepted equal.

2.17 Control Wires

A. Direct burial solid copper wire AWG-U.F. 600 volt.

B. Common wire and two spare wires shall be minimum #12-gauge.

C. Pilot wires shall be red, minimum #14-gauge. Wire gauge shall be, at minimum:

Wire Gauge	#14	#12	#10	#8
Max. Distance (ft.)	2,500	3,250	4,000	4,800

D. Splices:
   1. Wire connections at remote control valves only shall utilize 3M direct bury splice kit model #DBY (yellow) or model #DBR (red).
   2. All other splices, including line splices, connections to flow meters and othersensors,shallutilize 3M Scotchcast 3570G Connector Sealing Packs, no known equal.

E. Wiring colors shall be:

USE	**COLOR**
Flow	Yellow
Master	Blue
Pump	Black
Valves	Red
Common	White
Spare	Orange
Tracer	Green

2.18 Sleeves

A. Schedule 40 PVC 1120-1220 and two times the diameter of the pipe to be accommodated by the sleeve, one (1) for control wires and one (1) for main line, and one (1) for lateral lines.

B. Maximum one (1) line per sleeve.

C. Add one (1) spare, same size as largest.

2.19 Tracer Wire

A. Insulated solid copper wire, minimum #12 gauge. Color shall be green.

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PART 3 - EXECUTION

3.01 Site Conditions

A. Prior to start of irrigation work, review the site conditions to verify that stub- outs, points of connections, sizes of the points of connections, water pressure and other essential items necessary for irrigation work to commence are as shown on the Plans and as indicated in the Specifications.
B. Notify the Inspector immediately of any existing conditions which are unacceptable for the commencement of irrigation work.

3.02 Coordination of Work

A. Coordinate all work with other trades.
B. The irrigation plan is diagrammatic. Whenever possible, locate all pipes in planted or turf areas. Do not scale off of the Plans. Where field conditions have changed, notify the Inspector immediately.

3.03 Excavation and Trenching

A. Trenches shall be dug straight and in such a manner as to completely support the pipe continuously along the bottom of the trench. In rocky conditions, over-excavation and placement of clean bedding material may be required to ensure protruding rocks do not place undue stress on pipes. Trench layout shall follow that shown on the Plans, except where accepted by the City.
B. The following minimum cover shall be provided for pipe:

Pipe Type	Minimum Cover
Pressurized Mainlines	24”
Non- Pressurized Lateral Lines	18”
Domestic Water Lines	24”
Control wires	24”
PVC Sleeves under Paving	18”
PVC Sleeves under Auto X-ings	24”

C. Install detection wire, looped in and out of valve boxes and attached to all irrigation mainlines.
D. High voltage wires shall not be installed in the same irrigation water line trench.

3.04 Boring and Trenching Along Streets

A. All Boring or Trenching along/under street right away’s shall follow City of Roseville Development Services Standards and Specifications latest addition.

3.05 Testing and Flushing

A. Pressure Testing shall occur only when the following conditions can be fulfilled:

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Item Description	Condition
Quick coupler valves	Installed and capped
Electric remote control valves	Installed
Flow valve	Installed and open
Ball/Gate valves	Installed and open
Lateral lines	Disconnected
Welded PVC joints	Cured at least 24 hours
Pipe	Center loaded with backfill
Concrete Thrust Blocks	Installed and cured at least 48 hours
Couplings and fittings	Exposed
Detection wire	Installed

B. A pressure gauge shall be installed at the lowest point of the line. Continuous pressure shall be applied at a rate of 125 psi for all mainlines. The pressure shall remain stable for a minimum of two hours with no detectable leakage. Upon completion of the test, a complete examination of the line shall be conducted by the City. Leaks resulting from the test shall be repaired and the line shall be re-tested. This process shall be repeated until the line passes the leakage test.
C. All lines and risers shall be flushed prior to final installation of irrigation heads. All control valves shall be left open during the flushing process.

3.06 Backfilling and Compacting

A. Backfilling of trenches shall not occur until all tests and reviews have been performed. See inspection record contained in the Parks Construction Standards, latest edition. Any trench that is prematurely backfilled may be required to be re-dug for review.
B. Compaction of the trenched areas shall meet the following compaction rates of 95% in areas to receive paving and 85% in areas to be planted.
C. Do not flood trenches unless otherwise accepted by the City.
D. Sunken trenches shall be re-finished flush with the adjacent grades.

3.07 Backflow Prevention Device and Enclosure

A. Install per local codes and manufacturer's instructions.
B. When the flow meter is installed above grade, install a backflow prevention device enclosure with lockable gate.

3.08 Flow Meter Installation

A. Install per local codes and manufacturer's instructions.
B. All flow meters shall be installed in ground.
C. Install 3/4" conduit from irrigation controller to flow meter valve box. Install a pull box every 100'.

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D. Valve box lids shall be permanently marked identifying FM for flow meter and MV for master valve and GR for grounding rod with heat branding using stencils in a uniform location on all boxes throughout.

3.09 Pipe Installation

A. Install irrigation pipe in planted areas whenever possible.
B. All pipe and fittings shall be cleaned and free from dirt, dust and moisture.
C. Pipe may be assembled along the trench at grade to avoid undue strain on the pipe or the fittings. All solvent weld connections shall be primed before applying glue. Snake the pipe within the trench to compensate for expansion and contraction.
D. All PVC pipe and metal valve connections shall be made with threaded fittings consistent with drawings PK-15 and PK-16 of the City of Roseville Parks Construction Standards.
E. All PVC-to-PVC threaded connections shall be made with Teflon tape.
F. Install concrete thrust blocks in locations where rubber gasketed irrigation mainlines change directions, e.g. ells, tees, as required on other lines and fittings; and at the termination point of the mainline. Do not conduct a pressure test within 48 hours of the thrust block pours. The size of the thrust blocks shall be per manufacturer's instructions and shall be adequate in size to absorb thrusts up to the maximum internal water pressure. Refer to 3.18 Thrust Blocks.
G. Use glued fittings for all connections inside of a sleeve and within 20' of a sleeve.
H. When multiple pipes are in the same trench, provide a minimum 2" horizontal separation between pipes, or equal to diameter of pipe, whichever is larger. Do not stack pipes vertically.

3.10 Electric Remote Control Valves

A. Install per local codes, manufacturer's instructions, City of Roseville Design and Construction Standards and as shown on the Plans.
B. Install one (1) electric remote control valve per box and whenever possible, group valve boxes together. Align boxes in a straight and neat row and flush to finish grade. Provide a minimum of six (6) inches between boxes.
C. All valves shall be tagged for easy identification of valve number. Valve box lids shall be permanently marked identifying valve number and controller letter with heat branding using stencils in a uniform location on all boxes throughout.
D. Each valve shall be separately saddle tapped. Manifolded valves shall be rejected.
E. Locate valve boxes outside of turf areas, adjacent to paving, i.e. sidewalks, hardscape, etc. except where shown on the Plans.
F. Provide a minimum of eighteen (18) inches of a complete set of spare control wires, looped, within all control valve boxes.

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3.11 Irrigation Heads

A. Install all heads where shown on the Plans and as specified herein.
B. Turf rotary pop-up heads shall be placed two (2) inches from any edge of adjacent walkway, concrete mow band, concrete curb, header board or other hardscape edging, or as required by current WELO regulations.
C. Rotary pop-up heads shall be installed flush with the top of finish grades of turf or planting areas.
D. Sprinkler head riser nipples sizes shall match or be the same as the riser opening of the sprinkler body.
E. Install sprinkler heads with internal check valves where heads are located in low drainage areas, i.e. bottom of berms, bottom of drainage swales, toe of slopes, etc.
F. Install all heads perpendicular to ground surface with an offset from the edge of pavement as indicated in the details.

3.12 Drip Irrigation

A. Drip irrigation is to be installed in a grid pattern layout of equal spacing between rows, unless otherwise noted on approved plans.
B. All drip irrigation shall be installed sub-surface, per manufacturer's specifications. Staple all tubing to soil at 5 feet on-center spacing prior to backfilling.
C. Drip line shall be installed prior to plant installation, with the exception of 15-gallon and larger plant container sizes, which may be installed first at the discretion of the contractor.
D. Line Flushing Valves are to be installed below grade, as detailed, in a valve box with bolt-down lid to allow for periodic inspection and flushing.
    1. Minimum of One (1) Line Flushing Valve shall be installed for every fifteen (15) GPM of zone flow, and at every termination point within a zone, and shall be installed at a point farthest away from the source (typically on an exhaust header) as possible.
E. Pop-up drip system operation indicators shall be placed within eighteen inches (18") of each Flush Valve and shall not be placed such that it will be obstructed by vegetation. Place minimum twelve (12) inches from adjacent hardscapes.
F. If required, Air/Vacuum Relief Valves shall be installed below grade in valve boxes to allow for periodic inspection.
G. Valve box lids shall be permanently marked identifying LF for Line Flush valve and AR for Air/vacuum Relief with heat branding using stencils in a uniform location on all boxes throughout.

3.13 Quick Coupler and Gate Valves

A. Install per local codes and manufacturer's instructions.

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B. Locate valve boxes flush with finish grade, twelve (12) inches from walkways, curbs, header boards, etc., and within planted area whenever possible.
C. Install one (1) valve per box.
D. For quick coupler valves, install at 100 feet on center to the extent possible. Provide a 24" steel support staked adjacent to the riser using two (2) stainless steel clamps.
E. For gate valves, install at locations indicated on the Plans.
F. For valve boxes installed below grade, provide 3M ball markers.
G. Valve box lids shall be permanently marked identifying GV for gate valve and QC for quick couplers, and SB for splice boxes with heat branding using stencils in a uniform location on all boxes throughout.

3.14 Automatic Controller

A. Install per local codes and manufacturer's instructions within the specified enclosure.
B. Provide single Paige Cable P-7171D installed in conduit between all controllers.
C. Provide all necessary wiring for a complete installation between the controller and the valves.
D. Above grade wiring shall be installed in metal conduit, unless otherwise accepted. Securely mount conduit onto enclosure or wall and paint to match the adjacent surface.
E. Provide a grounding rod and bonding for each enclosure as required for lightning protection. Grounding rod shall be consistent with drawing PK-1 of the City of Roseville Parks Construction Standards. Install separate grounding rods for each enclosure where bonding is impractical.
F. Label each controller, using permanent markings, with the letter identification indicated on the Plans. Affix label on the inside of the controller cabinet door.
G. Install 110V outlet (GFIC) inside controller enclosure.
H. Provide two (2) reduced as-built irrigation diagrams, laminated and color-coded indicating controller letter, valve/station numbers, valve size, operating pressure, gallons per minute and type of planting for each valve. See Section 01 10 00: Summary of Work 1.15B.
I. Ground test to be conducted after installation. Test results shall not exceed 25 ohms.

3.15 Control Wires

A. Wherever possible, install control wires in common trenches with mainline. The wires shall be taped in bundles at ten (10) feet on center and laid to the side of the pipe. Provide slack between ties to allow for contraction.
B. Wire valve to controller as shown on the plans.

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C. Where runs are long, provide an extra three (3) feet of extra common and control wires looped at 200' intervals. Snake wires within trenches to allow for contraction.
D. Line splices shall occur in valve boxes at grade, label and allowed only on lengths greater than 2500'. Show locations on as-built plans.
E. Do not wrap wire around pipe or allow any wiring to be placed in concrete or concrete thrust blocks.
F. Install two (2) spare wires starting from the controller, looped to each valve box to the furthest valve box, without splices.

3.16 Tracer Wire

A. Install tracer wire on top of the mainline.
B. Provide a twelve-inch (12") loop in and out of each valve box. Solder all splices.
C. Where potable water lines are placed in a separate trench, install a tracer wire on top of the potable water line per City of Roseville Design and Construction Standards
D. Tracer wire shall be tested during review and pressure test of the mainline.

3.17 Sleeves

A. Install sleeves under all pavement and as shown on the Plans.
B. Install sleeves at the depths indicated in Section 3.03B above.
C. Extend sleeves a minimum of twelve (12) inches beyond the edge of pavement.
D. At every sleeve location installed in roadways, provide a spare PVC sleeve capped at each end and marked with a 3M ball marker.

3.18 Thrust Blocks

A. Install polyethylene sheeting between mainline and concrete.
B. Thrust blocks shall be formed against a solid trench wall. The thrust block cavity shall be in undisturbed soil or previously placed compacted backfill that yields an acceptable allowable bearing pressure.
C. Concrete thrust blocks shall not be poured on valve wires.

3.19 Cross Connection Testing for Recycled Water Systems

A. The Recycled Water System shall be tested for cross connection in accordance with Uniform Plumbing Code Appendix J prior to use.
B. All testing of Recycled Water Systems must be performed utilizing a potable water source via a construction water connection per City of Roseville Construction Standards. No Recycled Water may enter a Recycled Water System until all testing is successfully completed.

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C. At the time a cross connection test is to be performed, construction on both the Potable and Recycled Water Systems being tested must be complete and both systems fully operational and functioning as designed.
D. Cross connection testing shall be performed in the system by City forces with the assistance of the contractor. The test must be coordinated through the Parks Department Inspector. Allow one week's notice to schedule the cross-connection test. Depending on complexity of the site, a preliminary field meet may be required.

3.20 Coverage Test

A. Prior to planting, the Contractor shall perform a coverage test to confirm that water coverage is complete and adequate, and produces no overspray onto hardscapes. Irrigation pressure readings at the head or emission device may also be taken as part of the coverage test to confirm adequate system hydraulics.
B. The coverage test shall be performed on the entire irrigation system and shall be performed in the presence of the Parks Inspector. The irrigation system must be connected to the City water system through the water meter. Temporary connections are not allowed. On recycled water systems, the coverage test shall take place only after successful completion of the cross-connection test, with the recycled water meter in place.
C. On Park projects containing turf, a comprehensive survey of the Distribution Uniformity (Low Quarter) of each irrigation zone containing turf shall be performed by a third-party, Certified Landscape Irrigation Auditor prior to planting of turf. The irrigation system must be 100% complete, including functionality of the irrigation controller and booster pump, if present. The irrigation auditor shall prepare and submit a report listing each zone's Distribution Uniformity, including actual mapping data of individual catch cans recorded on irrigation plan sheets, and noting any potential deficiencies in the system leading to any inadequate findings. Reported deficiencies in Distribution Uniformity will be evaluated by the Project Manager and may require corrective measures prior to approval of turf planting. Deficiencies caused by improper installation shall be corrected at no additional cost to City.

3.21 Irrigation Audit

A. A landscape irrigation audit shall be performed after all landscape and irrigation is installed. The irrigation system must be 100% complete, including functionality of the irrigation controller and booster pump, if present.

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B. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.
C. The water audit shall conform to the specific water audit requirements of the City of Roseville Environmental Utilities Department, and any supplemental requirements from the City of Roseville Parks, Recreation & Libraries Department. The contractor shall submit a comprehensive landscape irrigation audit. This shall include, but is not limited to:
    1. A completed Irrigation Audit Report-(City of Roseville provided forms only)
    2. Complete system evaluation, including site conditions, system and flow data.
    3. Scheduling parameters used to set the irrigation controller.
    4. An Irrigation schedule for the landscape provided to the owner.
D. A minimum of 25% of all zones shall be audited. The 25% minimum shall be a representative sample of each irrigation method present (i.e. Rotors, bubblers, rotary nozzles, drip, etc.), and is in addition to any turf zones audited during the coverage test.
E. Any deficiencies noted in the audit report such as, but not limited to, run-off, overspray, obstruction of spray patterns, etc., shall be corrected and signed off as such by the original irrigation auditor prior to submission of the report. Do not submit audit reports with uncorrected deficiencies.

3.22 Clean Up

A. Each phase of work shall be immediately cleaned up. Excess equipment, material, etc., shall be legally disposed of and removed from site. All concrete, asphalt and/or decomposed granite paving shall be kept free of soil. Damage to such surfaces shall be immediately repaired to the satisfaction of the City.

PART 4 - GUARANTEE

4.01 General

A. Contractor shall provide a written guarantee covering all materials, equipment and workmanship furnished by him to be free of all defects after installation is accepted, including all defective parts that may have been found.
B. All paved areas shall be swept clean and planted areas shall be weed-free.
C. All irrigation heads shall be properly adjusted. Debris and refuse shall be removed from site prior to inspection.

4.02 Pre-Final (Punch List) Review

A. See Section 01 10 00 1.16 - Summary of Work for notification process.

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4.03 Establishment

A. Full automated utilization of the irrigation system shall be included as part of the maintenance of the project. See Section 329000: Planting for additional information.
B. Program and utilize the establishment schedule as submitted with the turn-in items.
C. Contractor to run the system in “quantity” mode or “time plus flow” for a minimum of one (1) week.
D. Check the irrigation system weekly to ensure proper operations. Make all necessary adjustments, including watering schedule to ensure proper and healthy plant growth. At no time shall pools of water be present within any part of the project. Conversely, at no point shall dry or under-watered spots be visible upon inspection. Improper irrigation management resulting in flooding or dry conditions to the detriment of plant material may constitute an extension of the establishment period, at no additional cost to the City.

4.04 Final Review

A. The Contractor shall demonstrate to the City, valve by valve, the entire irrigation system to be operable. All heads shall be adjusted/flushed and all drip zones shall be flushed prior to the on-site review. Any item requiring adjustments shall be completed immediately and to the satisfaction of the City.
B. Provide necessary training to City staff in the proper operations and maintenance of the booster pump.
C. The date of final acceptance by the City Council or the recordation of the property transfer shall signify the start date of the warranty period. Final acceptance shall include the project in total and will not segregate any specific item or trade included in the construction of the project.

END OF SECTION

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SECTION 32 90 00
PLANTING AND LANDSCAPE ELEMENTS

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of landscape items, including all trees, shrubs, groundcovers and turf; maintenance for the establishment of new plant materials; and all necessary appurtenances for proper planting, noted or implied, as shown on the Plans and as specified herein.

1.03 Related Work

A. Section 31 20 00: Earthwork

B. Section 32 84 00: Irrigation System

1.04 Quality Assurance

A. Provide an experienced foreman who shall directly supervise the work force during all work to be performed under this contract. The foreman shall be present during the time when work is to be performed.

B. Plant material shall conform to current “American Standards for Nursery Stock” and the State of California Grading Code of Nursery Stock, No. 1 grade. Use only nursery-grown stock.

C. All plant material shall be certified free of plant diseases and insect infestations from the County Agricultural Commissioner as required by law. Each shipment of plant material shall be required to have clearance certificates.

D. Prior to planting, a soils fertility test/analysis shall be conducted by an accepted and qualified testing laboratory. Test results shall contain existing nutrient levels, soil texture, cation exchange capacity, soluble salts, pH levels, infiltration rates and recommended soil amendments/fertilizers to ensure proper growth of the specified plantings.

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1.05 Submittals

A. Submittals for specified items are not required; however, submittals are required for any proposed substitutions or deviations from the Plans or Specifications. Additionally, submittals are required for the specific items listed below. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating all specified materials have been ordered, noting "as specified" or "substitution proposed". Submittals are required on the following items:
   1. Bark mulch material,
   2. Certificates of compliance for turf seed mix, soil amendments, fertilizers and hydroseed mix,
   3. Wildflower Mix
   4. Sod-grown turf,
   5. Boulders
   6. Dry Creek Cobble Surfacing
   7. Soils test-with soil amendment recommendations.
   8. Trees
      a) Submit for approval, plant sources including the names of nurseries proposed as sources of acceptable trees, and a list of the trees they will provide. The plant list shall include the botanical and common name and the size at the time of selection, including basal caliper and height.
      b) Submit all requests for substitutions of plant species or size for approval. Request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. Requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or habit than specified, or plants of the same genus and species but different cultivar origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.

1.06 Soil Testing

A. Native soil and in-place topsoil shall be tested for amendment determination. Soil Tests shall include soil texture, macro nutrients, micro nutrients, lime, base saturation, pH, sodium, boron, salinity, Cation Exchange Capacity (CEC), and Organic content.
B. Submit soils report for review and approval after completion of grading operations. Soil Testing shall be performed by an agriculture-based lab, with

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detailed, written recommendations for soil amendments and fertilizers specific to ornamental landscape plants and turf.

1.07 Product Delivery, Handling and Storage

A. All materials shall be delivered bearing nursery label with botanical, common names, including cultivars.
B. Carefully handle plant material to ensure that limbs are not broken during the planting or storage of the material.
C. Store plant material in a covered area on-site, protected from inclement or hot weather on-site. Keep root balls moist by frequent watering (during hot weather) of all accepted stock until such time as planting occurs.

1.08 Inspection of Plant Material

A. Notify the Project Manager a minimum of 48 hours prior to date of delivery. All plant material is subject to inspection at the time of delivery. A sample number of plants will be inspected for the following items:

If the sample....	then the plant shall be...
is healthy, shapely and well rooted	accepted.
bears a strong central leader	accepted.
is wilted, wind-blown or sunburned	rejected.
is root-bound, restricted or deformed	rejected.
does not bear a strong central leader or has been severely pruned back	rejected.

B. Stock to be consistent with CALFIRE Nursery/Tree Quality Cue card and Root Management Cue Card. Inspector may require contractor to remove tree or plant stock from plant containers to examine roots.
C. 15 gal tree needs to have at least 1” in basal caliper, a 24” box tree needs to have at least 2” in basal caliper, a 36” box tree needs to have at least 3” in basal caliper. Basal caliper is measured as 6” above the ground.
D. Based on the sample inspection, the Project Manager or Inspector reserves the right to reject any or all of the plant material delivered. All rejected plant material shall be immediately disposed of off-site.

1.09 Record Drawings

A. The Contractor shall keep an accurate record of the as-built conditions of the landscaping. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the “as-builts” to ensure compliance of the above.

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PART 2 - PRODUCTS

2.01 Plants

A. The material to be planted shall conform to that indicated on the plans, unless otherwise accepted. The quantity shown on the Plans is approximate and is furnished for convenience only. Verify all quantities prior to ordering plant material.

2.02 Soil Amendment

A. As recommended by soils test report.

2.03 Mulch

A. Regular “Walk-on” fir bark as manufactured by Kadi-Gro Corporation, Sacramento, CA (916) 381-6063, Mallard Creek, Inc, Rocklin, CA (916) 645-1681, My Bark Company, Inc., Linden, CA (209) 649-4250 or accepted equal.
B. Decorative bark, shredded lumber or saw dust and construction debris are not permitted. The mulch must be free of needles.

2.04 Boulders

A. Boulder size and type shall be as specified on the Plans or approved as equal.
B. Color and Texture shall have similar aesthetics as Drycreek Cobble Surfacing.

2.05 Drycreek Cobble Surfacing

A. Drycreek Cobble Surfacing size and type shall be as specified on the Plans or approved as equal.
B. Color and Texture shall have similar aesthetics as Boulders.

2.06 Topsoil

A. Stockpiled, on-site material.
B. Imported topsoil shall be natural, friable, well-draining, free from admixture of subsoil and foreign objects larger than one inch (1”) in diameter, free from toxins or any other harmful substance which may deter healthy plant growth.
C. Perform a soils test for all imported soil. Soil test shall comply with Section 1.06. Submit soils report for review and approval prior to import activities.

2.07 Pre- and Post- Emergent Herbicide

A. Clean, and non-staining. Consult with a pesticide specialist.

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2.08 Tree Stakes and Ties

A. Trees furnished in #15 nursery containers require 2” diameter stakes. Trees less than 8' in height require an 8' stake; trees 8' or greater in height require a 10' stake. Stakes shall be pine or Douglas fir (pressure or non-pressure treated).
B. Trees furnished in 24” boxes or larger require 3” diameter by 10’ long stakes. Stakes shall be, pine or Douglas fir (pressure or non-pressure treated).
C. Tree ties and Tree Guying shall be Super Tree Tie, bursting strength 300psi, tensile strength 300lbs , 1” vinyl impregnated Nylon, waterproof, Manufactured by: Arthur Enterprises. Cut to length. Color to be Green.

2.09 Native Seed

A. Where required, native seed shall be applied as follows:
   1. Upland areas

Elymus glaucus (Blue Wildrye)	10.0 lbs/acre
Nassella pulchra (Purple Needlegrass)	9.0 lbs/acre
Nassella cernua (Nodding Needlegrass)	6.0 lbs/acre
Melica caljfornica (Californiameljc)	3.0 lbs/acre
Vulpia microstachys (Small Fescue)	3.0 lbs/acre
Poa secunda (Native Pine Bluegrass)	3.0 lbs/acre
Bromus carinaws (California Brome)	2.0 lbs/acre

   2. Channel / Wetland Edges (bottom to 3’ above high water level)

Elymus trachycaulus (Slender Wheetgrass)	12.0 lbs/acre
Hordeum brachyantherum (Meadow Barley)	10.0 lbs/acre
Leymus triticoides 'Yolo' (Creeping Wildrye)	8.0 lbs/acre
Agrostis exarata (Bentgrass)	3.0 lbs/acre
Elymus glaucus (Blue Wildrye)	5.0 lbs/acre

   3. Wildflowers (addition to seed mix(es) above, if specified)

Clarkia amoena (Farewell to Spring)	0.5 lbs/acre
Eschscholzia caljfornica (California Poppy)	2.0 lbs/acre
Lupinus nanus {Sky Lupine)	3.5 lbs/acre
Nemophila menziesii (Baby Blue Eyes)	1.5 lbs/acre
Lasthenia californica (Common Goldfields)	1.5 lbs/acre

B. Areas with sandy, dry soil shall receive: Zorro Annual Fescue 6 lbs/acre, Rose Clover 9 lbs/acre
C. A fertilizer consisting of 15-15-15 shall be applied at a rate of one half pound per 1,000 square feet. Fertilizer shall be Natural-based, slow release, and balanced in N, P, & K.

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D. Seed for creek banks shall conform to the latest requirements of the California Department of Fish and Game.

PART 3 - EXECUTION

3.01 Site Preparations

A. Prior to start of landscaping work, review the site conditions to verify final grades have been established, plant/turf beds are weed free, and the irrigation system is operational as shown on the Plans and as indicated in the Specifications.
B. For landscaping within all street right-of-ways, conduct a soils analysis test of the existing soils and remove all lime-treated soils, aggregate base or other non-organic material to a minimum depth of two feet before planting or irrigation installation. Import topsoil to bring the finish grade to specified grades. Submit the soils analysis test results of the imported material prior to import.
C. Notify the Inspector immediately of any existing conditions which are unacceptable for the commencement of landscaping work.

3.02 Coordination of Work

A. Coordinate all work with other trades.

3.03 Preparation of Planting and Turf Areas

A. Upon completion of grading and underground activity, Contractor shall obtain a soils test as outlined in 1.06.
B. Place stockpiled topsoil in all areas to receive planting or turf to a minimum depth of twelve inches (12”).
C. Rip topsoil surface in two directions to a minimum depth of twelve inches (12”).
D. Spread soil amendments at the rates indicated in the soils report.
E. Rototill amendments to recommended depths. Till amendments to a depth of 6” or as recommended by soils report.
F. Remove all rock and debris which are greater than ½ inch in areas to receive turf and one inch (1”) in areas to be planted.
G. All planted and turf areas to be smooth and uniform in grade as shown on the Plans.
H. Planting areas to be sloped to drain as shown on the Plans.

3.04 Storage of Plants and Trees

A. Protect materials from deterioration during delivery and storage. Adequately protect plants from drying out, exposure of roots to sun, wind or extremes of heat and cold temperatures. If planting is delayed more than 24 hours after delivery, set plants in a location protected from sun and wind. Provide adequate

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water to the root ball package during the shipping and storage period, including weekends and Holidays.

B. Soil moisture shall be maintained above wilting point and below field capacity for the root ball substrate or soil.

C. All plant materials must be available for observation prior to planting. Any plants determined to damaged or distressed due to improper watering may be rejected by inspector and shall be replaced at no cost to City.

3.05 Plant Installation

A. Tree and Shrub Planting

1. Remove only those plants which will be planted the same day. Place such plants in the proposed locations for review and accepted by the City prior to actual planting. Notify the Inspector a minimum of 48 hours prior to day of planting.
2. Dig planting pits as shown on the Plans and as shown in the Parks Construction Standards. Scarify the sides and bottom of pit to prevent glazing. Fill pit completely with water and allow the water to completely drain from the pit prior to actual planting.
3. Relocate any plantings taller than 6" in height that fall in front of any irrigation head in order to ensure proper coverage of the irrigation system.
4. For pits that retain water, completely penetrate the hardpan layer at the bottom of the pit and backfill with topsoil. Fill pit with water to test and ensure proper drainage.
5. Prior to tree planting a central leader needs to be established by structural pruning, as necessary. Codominant leaders need to be removed or suppressed by structural pruning. Refer to the CALFIRE "Tree Training", "Tree Planting", and "Tree Quality" cue cards and "Tree and Plant Root Management Standard and Quality Expectations" contained in Section 5 of these Standards.
6. Plants shall be removed from their containers only at the time of placement within the plant pit. Perform root pruning on all four sides of the root ball by shaving and cutting away the root ball periphery to reduce the amount of circling roots. Starting from the top and then cutting/slicing down to the bottom of the root ball. On a 15 gal container at least 1-1.5 inches of the root ball periphery needs to be removed by slicing or shaving. On a 24" and 36"box tree at least 2 inches of the root ball periphery needs to be removed by slicing or shaving. A sharp hand pruning saw needs to be used for the slicing or shaving of the root ball. Refer to the CALFIRE "Root Management" cue card contained in Section 5 of these Standards. This process will remove many girdling and circling roots deflected by the container wall and allows for root penetration within the planting basin. Spread all roots to the

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side to allow proper root development. Add native backfill and amendments as shown in the Parks Construction Standards and as recommended by the soils testing laboratory.

7. Plant tree at least three inches (2”) above grade on mount to prevent bowl effect. The tree’s beginning root flare must be located at top of grade with installed sod.
8. Carefully place plant into the plant pit without damaging the root ball. Water the backfill until saturated. For trees, water in by hand after planting using at least ten (10) gallons of water, minimum.
9. Where mowing will occur, provide an eight-foot (8’) minimum horizontal clearance between trees and other site improvements, including shrubs.
10. Tree ties should be installed via a figure eight loop and each tie shall be secured with a nail on the tree stake. Install two (2) Super Tree Ties at 2/3 of tree height and two (2) Super Tree Ties at ½ of tree height.
11. Tree stakes should be inserted into the ground to a minimum depth of 18".

B. Groundcover Planting
1. Place groundcover plants in neat, straight, and parallel rows, triangularly spaced as shown on the Plans and as indicated herein.
2. Start the first row of planting at a distance equal to the on-center spacing required per plan, minimum, from the edge of the adjacent hardscape, mow band or header board.
3. Groundcover shall be installed to the outside edge of the water basins of trees or shrubs.

3.06 Seeding- Turf and Native

(Hydroseeding for turf or natural areas)

A. Lightly scarify areas to be hydroseeded.
B. Tank, hose and associated apparatus must be thoroughly clean and free of debris or other material prior to placement/spraying of seed.
C. Hydroseed turf mix shall contain the following:

Material	Application Rate
Turf Seed	Per Manufacturer’s Recommendations
Wood Cellulose Fiber Mulch	60 lbs. per 1,000 SF
Binder	Per Manufacturer’s Recommendation
Fungicide (turf only)	1/3 lb. per 1,000 SF
Fertilizer	15-15-15 All Purpose Fertilizer. Rate per Manufacuter’s Recommendation
Soil Conditioner	Per Soil Conditioner soils lab recommendation and as approved by Parks, Recreation & Libraries Department

D. Blend mix in a hydraulic mixer until all material is consistently blended.

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E. Apply mix at a rate of 125 pounds per 1,000 square feet unless otherwise recommended by the manufacturer.
F. Spray mixture consistently over the area to be hydroseeded. Protect adjacent areas such as paving, walls, play areas and other from overspray.
G. At the end of each day of spraying operations, clean up all areas where overspray has occurred.
H. Once seed is placed, it should not be allowed to dry out.

3.07 Mulch

A. Prior to placing mulch, apply post-emergent herbicide to any weeds present, per label directions. After achieving die-off, weeds shall be mechanically cut down or hand-pulled to allow for mulch installation.
B. Prior to placing mulch, apply pre-emergent herbicide in all planting areas, per label directions.
C. Apply three inches (3”) of mulch in all landscape planter areas.
D. Keep mulch a minimum of three inches (3”) away from the trunks of all woody shrubs and four inches (6”) away from all trees. Taper mulch profile away from this point to prevent subsequent collection of mulch against trunks.

3.08 Boulders

A. 1/3 of Boulders to be placed underground per Plan and Details.
B. Location of Boulders shall be marked and approved by Inspector or Project Manager Prior to Installation.

3.09 Drycreek Cobble Surfacing

A. Place in existing depressions wherever possible.
B. Weed control fabric shall be stapled to topsoil at 2’-0” on center, extended under topsoil as indicated.
C. Install per Plan and Details.
D. Location of Drycreek Cobble Surfacing shall be marked and approved by Inspector or Project Manager Prior to Installation.
E. When Trenching, avoid existing Root Zones wherever possible.

3.10 Watering

A. Upon completion of each planting or turf area, irrigate appropriately to ensure proper health and growth.
B. Continually adjust the irrigation for plant needs regardless of air temperature.

3.11 Clean-up

A. Upon completion of planting operations, collect and remove from site all empty plant containers, debris, rubbish and other trash.

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B. Sweep clean and wash all hardscape areas.
C. Clean up shall occur, at minimum of once a week, at the end of the work week.
D. Maintain the entire site in a clean condition to the satisfaction of the City.

3.12 Pre-Final (Punch List) Review

A. See Section 011000 1.16 of the Summary of Work for notification process.
B. The following conditions must be met in order for planting to be considered towards substantial completion, as required to enter into the establishment period described in Section 011000, 1.16:
   1. For seeded turf:
      a. Upon completion of the second mowing of completely germinated turf. Second mowing is defined as full coverage of turfed area 90% weed free.
      b. Root depth – Turf grass roots shall be healthy, creamy-white in color and be 4” or greater in length/depth as measured from the soil surface to root tip. This shall be consistent throughout turfed area.
      c. Turf shall be of uniform green color with no visible signs of stress due to soil fertility, moisture, disease or pests.
   2. For sodded turf:
      a. Accepted installation of the sod.
      b. Turf shall be of uniform green color with no visible signs of stress due to soil fertility, moisture, disease or pests.
   3. For trees and shrubs:
      a. Trees and shrubs shall be properly installed, and with no visible signs of stress due to soil fertility, moisture, disease or pests.

3.13 Establishment Period

A. Active maintenance is required throughout the entire establishment period:
   1. Maintain turf to a height of two and one half inches (2-1/2”) for cool season turf varieties and one and one half inches (1-1/2”) for warm season turf varieties. Maintained height shall be measured from the surface of finish grade to the top of the leaf blade throughout the establishment period, and mowed as frequently as required to maintain said height. At no time shall the leaf blade be mowed or cut more than 1/3 of the length of the blade. Root mass/depth must remain consistent as measured at the start of establishment or greater.
   2. Edge all turf areas along hardscape edges.
   3. Re-seed all bare areas within the turf as soon as evident.
   4. Immediately replace all dead plants.
   5. As necessary, raise all trees and shrubs which have sunk within the plant pit beyond the levels indicated in the Standard details.
   6. Keep all areas free of weeds, pests and disease.

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7. For trees located in turf areas, maintain a circle free of turf at a distance described in the Standard details

B. Prior to the start of the final thirty (30) days of establishment:
   1. All plant replacements shall be completed.
   2. All plantings and turf shall be thriving and in a healthy condition.
   3. The lack of active maintenance prior to the final thirty (30) days may constitute a delay in the start of the final thirty (30) days of the establishment period.

3.14 Final Review

A. The Inspector shall review the site for completion of items noted, but not limited to, “B” below. All corrective action is required to enter into the final thirty (30) days of establishment.

B. The site shall be prepared for review, by ensuring that:
   1. All spray heads have been properly adjusted,
   2. Dead plants have been replaced,
   3. Planting areas have been weeded,
   4. Turf areas have full germination, are consistent in green color and are weed-free,
   5. Walkways and paved areas have been swept and washed, and
   6. Turf roots meet standards outlined in 3.10

C. Failure to complete any one or all of the above items may constitute non-performance of the final review and will require re-scheduling. In this case, the cost of the extended establishment period shall be at no additional cost to the City.

PART 4 - GUARANTEE

4.01 General

A. Contractor shall provide a written guarantee covering all plant materials (trees & shrubs) furnished by them to be free of all defects or disease and that all plants are in a healthy and thriving condition at the completion of the contract. Deciduous plant material shall be warranted beyond the time of contract completion until such time as growth becomes evident.

(For all streetscapes, street landscape frontage, street medians and Lighting & Landscape District projects.)

B. All plants, except those provided by the City, shall be warrantied for a period of nine (9) months, minimum, commencing on the date of final acceptance. Warrantee responsibilities expire upon acceptance and approval of the “Notice of Completion” for the overall development project. The warrantee shall be as outlined in Section 011000: Summary of Work, paragraph 1.19.

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END OF SECTION

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SECTION 33 00 00
UTILITIES

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
C. The standards set forth in the City of Roseville Design and Construction Standards, latest edition, for storm drainage throughout the project and for sanitary sewer installations within the public rights-of-ways, easements, or as shown on the improvement plans shall be in addition to the standards provided herein.
D. The standards set forth in the latest edition of the California Building Code (CBC) for sanitary sewer installation within the project site, outside of the public right-of-way or easement shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of the storm drain system and sanitary sewer pipe, and necessary appurtenances as shown on the Plans and as specified herein.
B. Submit a materials listing for review and approval prior to commencement of specified work.

1.03 Related Work

A. Section 31 10 00: Clearing and Grubbing
B. Section 31 20 00: Earthwork

1.04 Safety Requirements

A. Furnish, install and maintain required sheeting, shoring, bracing, and other methods to ensure complete and safe work environment for all workers. Upon completion of work, remove all bracing, shoring, etc. in its entirety, unless otherwise directed by the Inspector.
B. Prior to excavation or trenching, the Contractor shall contact USA Alert (800)
C. 227-2600 to locate all known utilities a minimum of 48 hours prior to start of work. During the course of construction, the Contractor shall take every precaution to maintain and protect utilities noted to remain. Said utilities shall remain operational at all times, unless otherwise noted on the plans.

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D. The existing utilities are shown on the Plans based on the information available at the time of contract document development. The City shall not assume responsibility for any inaccuracies or incompleteness of the Plans based on such information. The Contractor shall immediately notify, upon damage of any pipeline or facility, the Owner and/or its agents and take every action necessary to repair or replace damaged facilities to the satisfaction of the Inspector, and at no additional cost to the City.
E. Trenches, excavations and repair of pavement shall be consistent with Section 31 20 00: Earthwork.

1.05 Coordination

A. The piping system as shown on the Plans is diagrammatic. The Contractor shall make reasonable adjustments to the layout to avoid conflicts, based on actual field conditions. Said changes shall not interfere with the design intent of the system.

1.06 Tolerance

A. The allowable tolerance for the installation of pipe is 0.05 feet within grades or spot elevations indicated on the Plans.

1.07 Product Storage

A. Take every precaution to protect the materials and pipes from damage during the delivery, storage and installation of the pipe system. Store in a cool, contained area, protected from direct sunlight and per manufacturer's recommendations. Pipe shall be supported on firm level ground at the site.

1.08 Record Drawings

A. The Contractor shall keep an accurate record of the as-built conditions of the storm drain and sanitary sewer system. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the "as-builts" to ensure compliance of the above.

PART 2 - PRODUCTS

2.01 General

A. All products shall conform to City of Roseville Design and Construction Standards, latest edition, except as noted below.

2.02 Drain Pipe

A. Solid drainpipe shall be PVC SDR 35 and shall conform to ASTM D1784, or accepted equal. Gasketed connections shall conform to ASTM F477.

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B. Perforated drainpipe shall be smooth walled PVC, open per Caltrans Section 68-1.02K, or accepted equal.

2.03 Drain Rock

A. Drain rock shall be Class 2 washed, ¾" diameter.

2.04 Filter Fabric

A. Filter fabric shall be Mirafi 140N, or accepted equal.

2.05 Drains

A. Drain Inlets shall be pre-cast and a minimum size of twenty-four inches (24") square or round by Jensen Precast, or accepted equal.
   1. Grate shall be heavy duty, cast iron, walk-on, and bolt down.
   2. Box extensions shall be Jensen Precast, or accepted equal.
   3. The base shall be six inches (6") thick.
   4. Walls shall be six inches (6") thick.
   5. A "No Dumping" Metal Storm Drain Marker shall be affixed to the concrete color of each drain inlet (See Detail DR-20).
   6. Contractor may install cast-in-place drain inlets in lieu of pre-cast drain inlets. Submit shop drawings and concrete mix design for review and approval.

B. Channel Drains for baseball/softball backstop areas shall be Polycast 600 series pre-sloped trench drains with galvanized steel slotted grates or accepted equal.

C. Sanitary sewer clean outs shall be as specified in the City of Roseville, Design and Construction Standards, latest edition.

2.06 Manholes

A. Manholes shall have tongue and groove joints, be forty-eight inches (48") minimum in diameter, meeting ASTM C-478.

B. Covers shall be cast iron.

C. All components shall conform to the City of Roseville Design and Construction Standards, latest edition.

2.07 Tracer Wire

A. Insulated solid copper wire, minimum #12 gauge. Color per City of Roseville Design and Construction Standards.

2.08 Sanitary Sewer Pipe

A. Vitrified clay pipe (VCP) shall be as specified in Section 91 Sanitary Sewer in the City of Roseville, Design and Construction Standards, latest edition.

B. PVC SDR 35 may be used for drinking fountain drain applications only, with prior approval, and shall conform to ASTM D3034.

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2.09 Potable Water Warning Tape

A. On sites with both Recycled water and potable water lines. Blue plastic tape, 3 inches wide, with the words “CAUTION: POTABLE WATERLINE” imprinted in minimum 1-inch high, black letters per City of Roseville Design and Construction Standards. Imprinting shall be continuous and permanent.

2.10 Extended Range Ball Markers

A. Extended Range Ball Markers shall be EMS Extended Range Ball Marker 4” Diameter Ball Marker in color Red, manufactured by 3M or as approved equal.

PART 3 - EXECUTION

3.01 General

A. All pipes shall slope uniformly from given elevations shown on the Plans.
B. All pipes shall be accurately laid true to line and grade, utilizing accepted construction methods.
C. Damaged or cracked pipe and fittings shall not be installed and shall be removed from site.
D. Install all pipe in locations shown on the Plans, except where existing conditions necessitate minor changes.
E. All pipe and fittings shall be kept clean and closed throughout the course of construction.
F. Connections to existing sanitary sewer stubs shall be “TV-ed” and air tested prior to the start of construction per the City of Roseville Design and Construction Standards, latest edition.

3.02 Installation

A. Installation of the specified pipe lines shall conform to the City of Roseville Design and Construction Standards, latest edition.
B. Notify the Inspector a minimum of 48 hours prior to covering of work to ensure timely inspections.
C. Cutting of AC or concrete paving shall be clean, vertical and straight, using a saw, or other tool specific to this application. Replace paving to existing or better condition prior to work.
D. Trench and backfill shall be per City of Roseville Design and Construction Standards, latest edition.
E. Catch basins and drain inlets shall be installed with a concrete collar with “No Dumping” message and fish symbol depressed into the concrete or bolted in place, consistent with Drawing DR-20 the City of Roseville Design and Construction Standards, latest edition.

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F. Drain inlets installed in mulched planter areas shall have a 12-inch wide collar of 2- to 6-inch river cobble placed over filter fabric.
G. Channel drains shall be set per manufacturer's instructions. Place slotted grates along the entire length of the backstop, including wing fencing, wherever concrete is placed adjacent to the backstop system. Provide a below grade piped connection at all gate openings into the infield area. Do not install grated drain sections at these entry/exit points.
H. Manholes shall be per City of Roseville Design and Construction Standards, latest edition. Install grate flush with finish grade.
I. Sanitary Sewer Clean-outs shall be installed with 3M ball markers and shall be located within planted or turf areas, whenever possible. Place clean-outs at 100' intervals throughout the project. Clean-outs shall not be located within play areas. Install per City of Roseville Design and Construction Standards, latest edition.
J. Upon completion, thoroughly flush storm drain system in the presence of the Parks Inspector.

3.03 Tracer Wire

A. Install tracer wire on top of the potable water lines
B. Tracer wire shall be continuous with no splices.

3.04 Potable Water Warning Tape

A. To be used on all potable water piping installed within the same project limits as on-site recycled water piping.
B. Install plastic warning tape in pipe backfill, six inches above pipe, for the entire length of the pipe.

3.05 Cleaning

A. Keep site clean at all times. Remove from the site all debris and rubbish and legally dispose.

END OF SECTION

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	58	25	L2.11, PK-IR-8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL FOR COMMERCIAL APPLICATIONS. INCLUDE PEB VALVE WITH PRESSURE REGULATING BASKET FILTER. INSTALL PER DETAIL PK-IR-12	22	L2.12, PK-IR-12
F	DRIPLINE FLUSHING VALVE VALVE SHALL BE SCHEDULE 40 PVC BALL VALVE WITH BRASS HOSE THREAD ADAPTER. INSTALL PER PARKS STANDARDS.	70	L2.13, PK-IR-15
A	NETAFIM 65ARIA075 3/4IN. MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN SUBSURFACE SYSTEMS. ON SLOPING TERRAIN TO PREVENT COLLAPSING OF PIPES. UV RESISTANT. MAXIMUM PRESSURE: 150 PSI.	20	L2.13, 5
I	DRIP OPERATION INDICATOR DRIP SYSTEM OPERATION INDICATOR, RAINBIRD 1812 12" POP UP WITH A 4 VAN NOZZLE SET TO 0 DEGREE PATTERN.	69	L2.13, PK-IR-15
	AREA TO RECEIVE DRIPLINE NETAFIM TLHCVXR-CS-053-18 TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	17,281 LF	L2.13, PK-IR-16

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	9	L2.12, PK-IR-14
A	CONTROLLER - CS3-16-EN-GR-STUBBY 16-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
B	CONTROLLER - CS3-24-EN-GR-STUBBY 24-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
C	CONTROLLER - CS3-08-EN-GR-STUBBY 8-STATION AUTOMATIC CONTROLLER PER CITY PARKS STANDARDS. PROVIDE IN STAINLESS STEEL PEDESTAL MOUNT ENCLOSURE WITH AUTOMATIC RAIN SHUT OFF DEVICE. INSTALL PER MANUFACTURES SPECIFICATIONS. NOTE: CONTRACTOR TO PROVIDE THIRD PARTY COMMUNICATION HARDWARE PER CITY PARKS STANDARDS	1	L2.11, PK-IR-1
POC	POINT OF CONNECTION POINT OF CONNECTION - CONTRACTOR TO VERIFY FIELD VERIFY EACH POINT OF CONNECTION AND VERIFY AVAILABLE MAXIMUM FLOW AND SOURCE PRESSURE	1	
POC2	POINT OF CONNECTION POINT OF CONNECTION - CONTRACTOR TO VERIFY FIELD VERIFY EACH POINT OF CONNECTION AND VERIFY AVAILABLE MAXIMUM FLOW AND SOURCE PRESSURE	1	
POC3	POINT OF CONNECTION POINT OF CONNECTION - CONTRACTOR TO VERIFY FIELD VERIFY EACH POINT OF CONNECTION AND VERIFY AVAILABLE MAXIMUM FLOW AND SOURCE PRESSURE	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	5,800 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 2" PVC PIPE & SOLVENT WELD FITTINGS AT 24" DEPTH. MAINLINE MAY BE SHOWN IN HARDSCAPE FOR CLARITY. CONTRACTOR SHALL INSTALL MAINLINE IN PLANTER AREAS 24" FROM EDGE OF HARDSCAPE AND IN 24" DEPTH.	6,500 LF	
	PIPE SLEEVE: PVC SCHEDULE 40 PIPE SLEEVES SHALL BE SCHEDULE 40 PVC. SIZE TO BE TWICE THE SIZE OF THE TOTAL PIPE DIAMETER WITHIN THE SLEEVE, OR AS NOTED, WITH 30" COVER. SLEEVES SHALL BE PLACED UNDER ALL HARDSCPACE ELEMENTS AS SHOWN ON PLANS.	975 LF	
	DRIPLINE SUPPLY HEADER - PLACE AT THE HIGHEST POINT OF DRIPLINE, CONTRACTOR TO FIELD VERIFY ELEVATIONS AND PLACEMENT	-	L2.13, PK-IR-16
	DRIPLINE SUPPLY EXHAUST - PLACE AT THE LOWEST POINT OF DRIPLINE, CONTRACTOR TO FIELD VERIFY ELEVATIONS AND PLACEMENT	-	L2.13, PK-IR-16
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE SHALL BE LINED SIZED PER PLANS. VALVES 3" AND SMALLER SHALL BE NIBCO T-113-LF	8	L2.12, PK-IR-10
	QUICK COUPLING VALVE RAIN BIRD 44-LRC: 1", 2 PIECE BODY WITH 44-K KEY AND SH-1 HOSE SWIVEL. INSTALLED IN LANDSCAPE AREAS	9	L2.13, PK-IR-13

POINT OF CONNECTION NOTES:

1. CONTRACTOR SHALL INVESTIGATE AND DETERMINE THE POINT OF CONNECTION LOCATION. IF DIFFERENT THAN SHOWN ON THESE PLANS THIS SHALL BE REPORTED TO THE CITY.
2. THE CONTRACTOR IS TO PERFORM PRESSURE TESTS AT THE POINT OF CONNECTION TO CONFIRM SITE PRESSURE LEVELS. ANY DISCREPANCIES BETWEEN INFORMATION ON THESE PLANS AND THAT OF EXISTING SITE CONDITIONS AND MANUFACTURER DATA ARE TO BE REPORTED TO THE CITY. FAILURE TO CONFIRM POC INFORMATION RESULTING IN REQUIRED CHANGES, DUE TO LOW PRESSURE OR VOLUME, WILL RESULT IN CITY DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE CITY.

PVC PIPING NOTES:

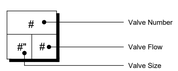
1. PIPING AND EQUIPMENT LAYOUT IS SHOWN SCHEMATICALLY FOR VISUAL CLARITY. MAINLINES SHOULD BE LOCATED 24" - 48" OFF ADJACENT PAVEMENT OR OTHER OBSTACLES. PIPE SIZES SHALL BE INSTALLED PER PLANS. SMALLER PIPE SIZE SUBSTITUTIONS ARE NOT ACCEPTABLE; LARGER PIPE SIZES MAY BE APPROVED. SOLVENT WELD FITTINGS FOR MAINLINES 2" AND LARGER SHALL BE SCHEDULE 40 PVC. ALL THREADED FITTINGS SHALL BE SCHEDULE 80 PVC.
2. TRENCHING FOR MAINLINE AND LATERALS ARE TO AVOID ROOT ZONES WHEREVER POSSIBLE.
3. WHEN BORING, FOLLOW CITY OF ROSEVILLE'S STANDARD PROCEDURES, LATEST EDITION.

IRRIGATION NOTES:

1. ANY AND ALL PORTIONS OF THIS WORK ARE TO BE CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS AS SET FORTH BY THE CITY OF ROSEVILLE, STATE AND NATIONAL AGENCIES. IN THE EVENT THERE IS A CONFLICT WITH THESE PLANS AND THE AGENCIES STATED ABOVE, THE GOVERNING BODY'S REGULATIONS SHALL PREVAIL
2. CONTRACTOR TO RECEIVE APPROVAL PRIOR TO ALL BORING
3. ALL EXISTING IRRIGATION AND UTILITIES THAT ARE DAMAGED DURING CONSTRUCTED ARE TO BE REPLACED IN KIND WITH NO EXPENSE TO THE CITY
4. THE IRRIGATION SYSTEM AS SHOWN WITHIN THESE PLANS HAS BEEN DESIGNED BASED ON OPERATING PRESSURES OF 50 PSI. THE CITY REPORTS THAT STATIC WATER PRESSURES AT THE SITE IS APPROXIMATELY (85) PSI.
5. PRIOR TO BIDDING OF SITE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR AND EXAMINE CONDITIONS OF THE PROJECT SITE. PRIOR TO COMMENCEMENT OF SITE WORK VERIFYING LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES. LOCATIONS OF ITEMS SHOWN ON THESE PLANS ARE ONLY APPROXIMATIONS. ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE CITY. FAILURE TO REPORT DISCREPANCIES TO THE CITY BEFORE COMMENCEMENT OF SITE WORK IMPLIES ACCEPTANCE OF SITE CONDITIONS AND COSTS ASSOCIATED WITH CORRECTING IRRIGATION LAYOUTS.
6. ANY EXISTING SITE FEATURES, GRADE CHANGES, OR SITE PLAN DESIGN CHANGES NOT SPECIFICALLY ADDRESSED ON THESE PLANS, (OR UNKNOWN CONDITIONS THAT WERE NOT APPARENT DURING THE DESIGN PROCESS) THAT WILL IMPACT INSTALLATION OR OPERATING OF IRRIGATION SYSTEMS IN ANY WAY, SHALL BE REPORTED TO THE CITY PRIOR TO COMMENCEMENT OF SITE WORK.
7. INSTALL IRRIGATION EQUIPMENT PER DETAILS AND SPECIFICATIONS. ALL IRRIGATION EQUIPMENT REQUIRED FOR PROJECT COMPLETION BUT NOT DETAILED ON THESE PLANS SHALL BE INSTALLED PER LOCAL AND STATE CODES AND MANUFACTURER'S WRITTEN INSTALLATION RECOMMENDATIONS.
8. THE CONTRACTOR SHALL REPAIR, REPLACE OR COMPENSATE CITY FOR ALL ITEMS DAMAGED BY HIS/HER WORK.
9. CONTACT CITY CONSTRUCTION INSPECTOR TO SCHEDULE A IRRIGATION INSPECTION AND RECEIVE ACCEPTANCE BY CITY BEFORE BACKFILLING TRENCHES.
10. ALL MATERIALS AND INSTALLATIONS TO BE IN COMPLIANCE WITH CITY OF ROSEVILLE STANDARD SPECIFICATIONS, LATEST EDITION.
11. THIS PLAN IS DIAGRAMMATIC. ALL IRRIGATION HEADS AND PIPING SHALL BE LOCATED IN PLANTING AREAS WHENEVER POSSIBLE.
12. FLUSH AND ADJUST ALL VALVES AND HEADS TO ENSURE PROPER COVERAGE. OVER IRRIGATION FLOW ONTO WALKWAYS IS NOT ALLOWED.
13. INSTALL ALL EQUIPMENT PER THE DETAILS, SPECIFICATIONS AND PARKS CONSTRUCTION STANDARDS, CURRENT EDITION. EQUIPMENT NOT SPECIFICALLY NOTED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
14. INSTALL THRUST BLOCKS AT ALL CHANGES IN DIRECTION IN THE MAIN LINE PER SECTION L4.3, DETAIL PK-10.
15. SEE CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS, LATEST EDITION FOR ALL IRRIGATION DETAILS. SEE PROJECT SPECIFICATIONS FOR MORE INFORMATION.
16. THIS SYSTEM IS DESIGNED FOR A MAXIMUM DEMAND OF 50 GPM. THE CITY IS REPORTING THE STATIC WATER PRESSURE AT THE POC(S) ON AVERAGE IS (65 - 75) PSI AS OF APRIL 31, 2025. THE CONTRACTOR SHALL VERIFY PRESSURE AT THE POC PRIOR TO START OF IRRIGATION WORK AND NOTIFY THE CITY OF DIFFERENCES GREATER THAN 10%.

IRRIGATION ACCEPTANCE:

1. ALL NEW IRRIGATION TO COMPLY WITH THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. COMPLETED WORK WILL BE REVIEWED AND OBSERVED BY CITY. ANY MODIFICATIONS REQUIRED TO MEET THE STANDARDS AS SET FORTH IN THESE LANDSCAPE DOCUMENTS WILL BE SUBMITTED TO THE CITY AND CORRECTED AT THE LANDSCAPE CONTRACTOR'S EXPENSE. CORRECTED ITEMS MUST BE APPROVED BY CITY.
2. UPON FINAL ACCEPTANCE, LANDSCAPE CONTRACTOR SHALL INSTRUCT MAINTENANCE PERSONNEL AS TO THE OPERATION AND MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION AT A TIME AND LOCATION ACCEPTABLE TO BOTH PARTIES TO CONDUCT THIS TRAINING SHALL BE ARRANGED BY THE CONSTRUCTION INSPECTOR.



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STATE OF CALIFORNIA ESTIMATED WATER USE

TOTAL WATER USE IS CALCULATED BY SUMMING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE

WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING FORMULA:

ESTIMATED TOTAL WATER USE (ETWU) = GALONS / YEAR PER HYDROZONE

ET ADJUSTMENT FACTOR (**ETAF**) =

0.55 ETAF FOR RESIDENTIAL LANDSCAPE
0.45 ETAF FOR NON-RESIDENTIAL LANDSCAPE
0.8 ETAF FOR EXISTING NON-REHABILITATED LANDSCAPE
SPECIAL LANDSCAPE SHALL NOT EXCEED 1.0 ETF

PLANT FACTOR (PF) = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (**LOW WATER = 0.2**), (**MODERATE = 0.3**), (**HIGH = 0.4**)

HYDROZONE AREA (HA) = (SF OF LANDSCAPE) OR (32 SF / TREE)

CONVERSION FACTOR (CONVERTS ACRE-INCES PER YEAR TO GALLONS PER SQUAR FOOT = **0.62**

IRRIGATION EFFIECIENCY (IE) = **0.75** (OVERHEAD SPRAY) **0.81** (DRIP)

SPECIAL LANDSCAPE AREA (SLA) = SF OF EDIBLE PLANTS, RECREATIONAL AREAS, AREAS IRRIGATION WITH RECYCLED WATER, OR WATER FEATURES USING RECYCLED WATER

EVAPOTRANSPORATION RATE (Eto) = QUANTITY OF WATER EVAPORATED FROM ADJ. SOIL AND TRNASPIRED BY PLANTS OVER A SPECIFIED TIME (**52.20**)

ETWU = [(Eto)*(PF)*(HA)*(0.62)] / (IE)

MAWA = [(Eto)*(0.62)(ETAF) * (SUM OF SLA & HA)] + [(1 - ETAF)* (SLA)]

HYDROZONE "A" (DRIP)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETW (GAL/YEAR	REMARKS
52.2	0.2	13,561.00	0.62	0.81		108,367.46	

HYDROZONE "B" (BUBBLERS)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETW (GAL/YEAR	REMARKS
52.2	0.3	600.00	0.62	0.81		7,192.00	

HYDROZONE "C" (BUBBLERS)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETW (GAL/YEAR	REMARKS
52.2	0.4	-	0.62	0.75		-	

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ETO	SUM OF HA	CONVERSION FACTOR	ETAF	SUM OF SLA	MAWA (GAL/YEAR)	REMARKS
52.2	14,161.00	0.62	0.45	0	206,237.97	

MAXIMUM APPLIED WATER ALLOWANCE (GAL/YEAR) **206,237.97**

MAXIMUM APPLIED WATER ALLOWANCE PERCENT OF ESTIMATED TOTAL WATER USE **56%**

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN

JOSHUA R. CERVANTES

JOSHUA R. CERVANTES

WATERING TIME ADJUSTMENT (HYDROZONE "A" DRIP)

MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC
MAXIMUM MINUTES PER START TIME	16	16	16	16	16	16	16	16	16	16	16	16
START TIMES PER WEEK	2	3	4	6	6	8	8	8	6	4	3	2
TOTAL MINUTES PER WEEK	32	48	64	96	96	128	128	128	96	64	48	32

WATERING TIME ADJUSTMENT (HYDROZONE "B" BUBBLER)

MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC
MAXIMUM MINUTES PER START TIME	5	5	5	5	5	5	5	5	5	5	5	5
START TIMES PER WEEK	2	2	3	4	5	6	6	6	4	3	2	2
TOTAL MINUTES PER WEEK	10	10	15	20	25	30	30	30	20	15	10	10

WATERING SCHEDULE ARE APPROXIMATE PER SEASON AND SHOULD BE ADJUSTED TO REFECT SEASONAL FLUCTUATIONS IN AVERAGE PRECIPITATION

ALL PLANTS TO RECEIVE APPROPRIATE ADDITIONAL 15% HIGHER WATERING DURING INSTALLATION PERIOD IN ORDER TO ESTABLISH HEALTHY AND DEEP ROOT GROWTH

APPENDIX A

100% DRAWINGS

CITY OF ROSEVILLE
TRADITION-PRIDE-PROGRESS

PARKS, RECREATION AND LIBRARIES DEPARTMENT

316 VERNON STREET
ROSEVILLE, CA 95678
(916) 746-1758

CWJ-
EN-
BD-

CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 3868
Exp. April 2026
STATE OF CALIFORNIA

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT

ROCKY RIDGE DR, ROSEVILLE, CA, 95661

IRRIGATION NOTES

KEYMAP:

SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L2.0

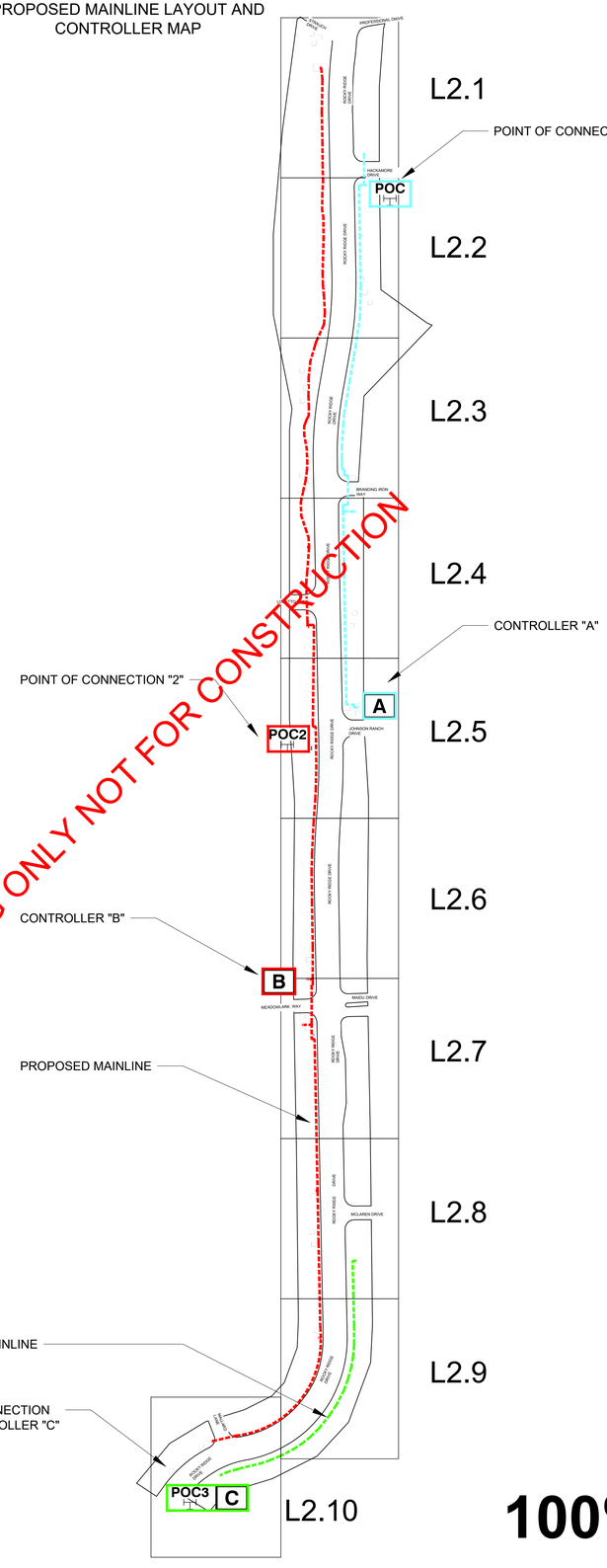
SHEET: 16 OF 43

CALL BEFORE YOU DIG
CITY UTILITIES ROSEVILLE WATER
USA
800-642-2444
811

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	DESIGN PSI	FRICTION LOSS	PSI	PSI @ POC	PRECIP
A1	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	1.78	1,611	30	0.01	37.0	37.0	0.38 in/h
A2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	3.34	1,493	30	0.04	37.0	37.1	0.38 in/h
A3	RAIN BIRD PEB	1"	BUBBLER	3	1,194	25	0.06	26.6	26.6	1.7 in/h
A4	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	2.74	1,188	30	0.19	37.2	37.2	0.38 in/h
A5	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	5.3	1,182	30	0.11	37.4	37.5	0.38 in/h
A6	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	3.63	709.7	30	0.02	37.0	37.2	0.38 in/h
A7	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	4.86	580.8	30	0.02	37.0	37.3	0.38 in/h
A8	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	3.13	337.9	30	0.03	37.0	37.2	0.38 in/h
A9	RAIN BIRD PEB	1"	BUBBLER	2	268.4	25	0.03	26.4	26.5	1.71 in/h
A10	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	4.49	51.5	30	0.07	37.1	37.4	0.38 in/h
A11	RAIN BIRD PEB	1"	BUBBLER	3	34.6	25	0.03	26.5	26.7	1.78 in/h
B1	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	3.11	2,554	30	0.28	37.3	37.5	0.38 in/h
B2	RAIN BIRD PEB	1"	BUBBLER	4	2,547	25	0.42	27.0	27.4	1.71 in/h
B3	RAIN BIRD PEB	1"	BUBBLER	6	1,264	25	2.3	29.0	29.2	1.73 in/h
B4	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	2.34	1,259	30	0.5	37.5	37.5	0.38 in/h
B5	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	1.56	1,254	30	0.1	37.1	37.1	0.38 in/h
B6	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	5.72	1,027	30	0.41	38.1	38.2	0.38 in/h
B7	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	1.57	1,021	30	0.01	37.0	37.0	0.38 in/h
B8	RAIN BIRD PEB	1"	BUBBLER	2	83.9	25	0.34	26.7	26.8	1.77 in/h
B9	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	11.55	79.4	30	8.68	53.2	54.2	0.38 in/h
B10	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	2.28	75.2	30	0.03	37.0	37.1	0.38 in/h
B11	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	2.27	132.7	30	0.03	37.0	37.1	0.38 in/h
B12	RAIN BIRD PEB	1"	BUBBLER	2	136.8	25	0.04	26.4	26.5	1.81 in/h
B13	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	7.31	430.9	30	0.3	39.6	40.3	0.38 in/h
B14	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	2.32	933.9	30	0.11	37.1	37.2	0.38 in/h
B15	RAIN BIRD PEB	1"	BUBBLER	5	966.1	25	0.95	27.6	28.1	1.73 in/h
B16	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	10.65	970.8	30	4.7	48.0	49.9	0.38 in/h
B17	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	3.84	1,446	30	0.2	37.2	37.6	0.38 in/h
B18	RAIN BIRD PEB	1"	BUBBLER	2	1,454	25	0.05	26.5	26.6	1.73 in/h
C1	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	13.32	15.5	30	3.55	50.2	50.3	0.38 in/h
C2	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	4.34	767.0	30	0.2	37.2	37.4	0.38 in/h
	Common Wire				6,506					

PROPOSED MAINLINE LAYOUT AND CONTROLLER MAP



END OF APPENDIX A

100% DRAWINGS

CITY OF ROSEVILLE
TRADITION • PRIDE • PROGRESS

PARKS, RECREATION AND LIBRARIES DEPARTMENT

316 VERNON STREET
ROSEVILLE, CA 95678
(916) 746-1758

CWJ-
EN-
BD-

CONSULTANT:

REGISTERED LANDSCAPE ARCHITECT
TARA L. GEE
No. 3868
Exp. April 2026
STATE OF CALIFORNIA

ROCKY RIDGE LANDSCAPE IMPROVEMENT PROJECT

ROCKY RIDGE DR, ROSEVILLE, CA, 95661

GENERAL IRRIGATION LAYOUT

KEYMAP:

SCALE: 1:20

DESIGNED BY: J.R.C
CHECKED BY: T.L.G
DATE: JUNE 2025
REVISIONS: JUNE 2025

L2.01

SHEET: 17 OF 43

CALL BEFORE YOU DIG 811 USA 800.642.2444

CIRBY RANCH PARK STRIP

CIRBY RANCH LANDSCAPING
ACCEPTED 10/2/80

APPENDIX B

PLANT LIST & NOTES

symbol	size	variety
A	15 GAL.	MAGNOLIA GRANDIFLORA
B	15 GAL.	CINNAMOMUM CAMPHORA
C	15 GAL.	LIQUIDAMBAR STYRACIFLUA 'FESTIVAL'
D	5 GAL.	ILEX ALTACLARENSIS 'WILSONII'
E	5 GAL.	RAPHIOLEPIS INDICA PINK CLOUD
F	5 GAL.	GREVILLEA NOELII
G	FLATS	HYPERICUM CALYCINUM

NOTES

1. ALL TREES & SHRUBS TO BE PLANTED IN HOLE 1½ TIMES LARGER THAN ROOT BALL
2. PLANTING MIX OF ⅓ MUCH & ⅔ TOP SOIL TO BE USED FOR TREES & SHRUBS
3. FERTILIZE ALL TREES & SHRUBS WITH PLANT TABS FERTILIZE PLANTING AREAS WITH (16-6-8) AT THE RATE OF 15 lbs/1000 SQ.FT.
4. ALL TREES TO BE STAKED WITH 2 2"x2"x8' STAKES & TIED TO ALLOW FREE MOVEMENT OF TRUNK
5. GROUND COVER TO BE PLANTED 18" O.C. THROUGHOUT ENTIRE PARK STRIP AREA

FOR BIDDING ONLY NOT FOR CONSTRUCTION

TIM PRINCE
LS 624-3906

SCALE: 1" = 5'	APPROVED BY:	DRAWN BY	
DATE:		REVISED	
		DRAWING NUMBER	

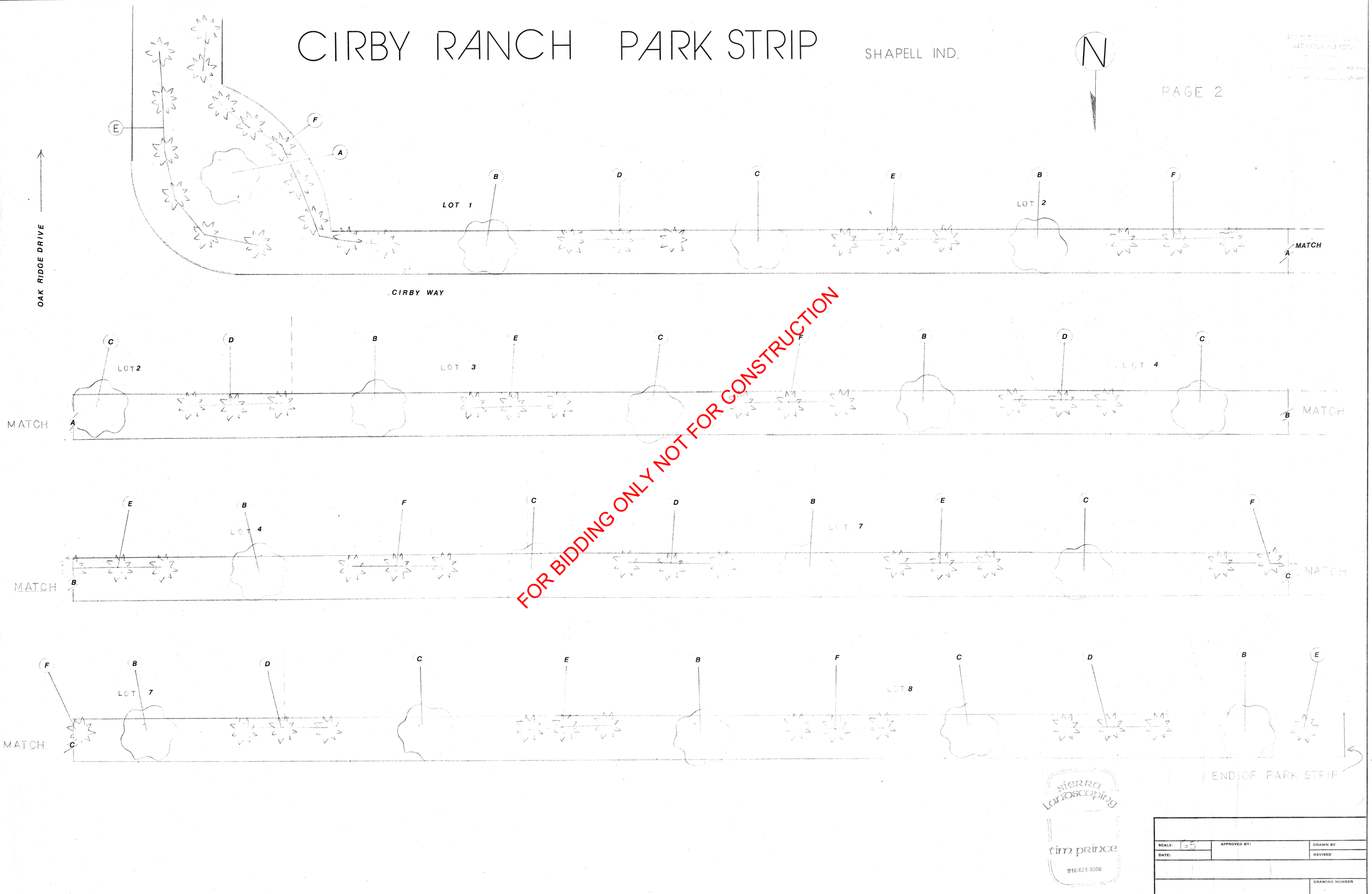
24X36 PRINTED ON NO. 1000H CLEARPRINT

CIRBY RANCH PARK STRIP

SHAPELL IND.

N

PAGE 2



FOR BIDDING ONLY NOT FOR CONSTRUCTION

sierra landscaping
tim prince
916/624 3906

SCALE: 1=5	APPROVED BY:	DRAWN BY
DATE:		REVISED
		DRAWING NUMBER

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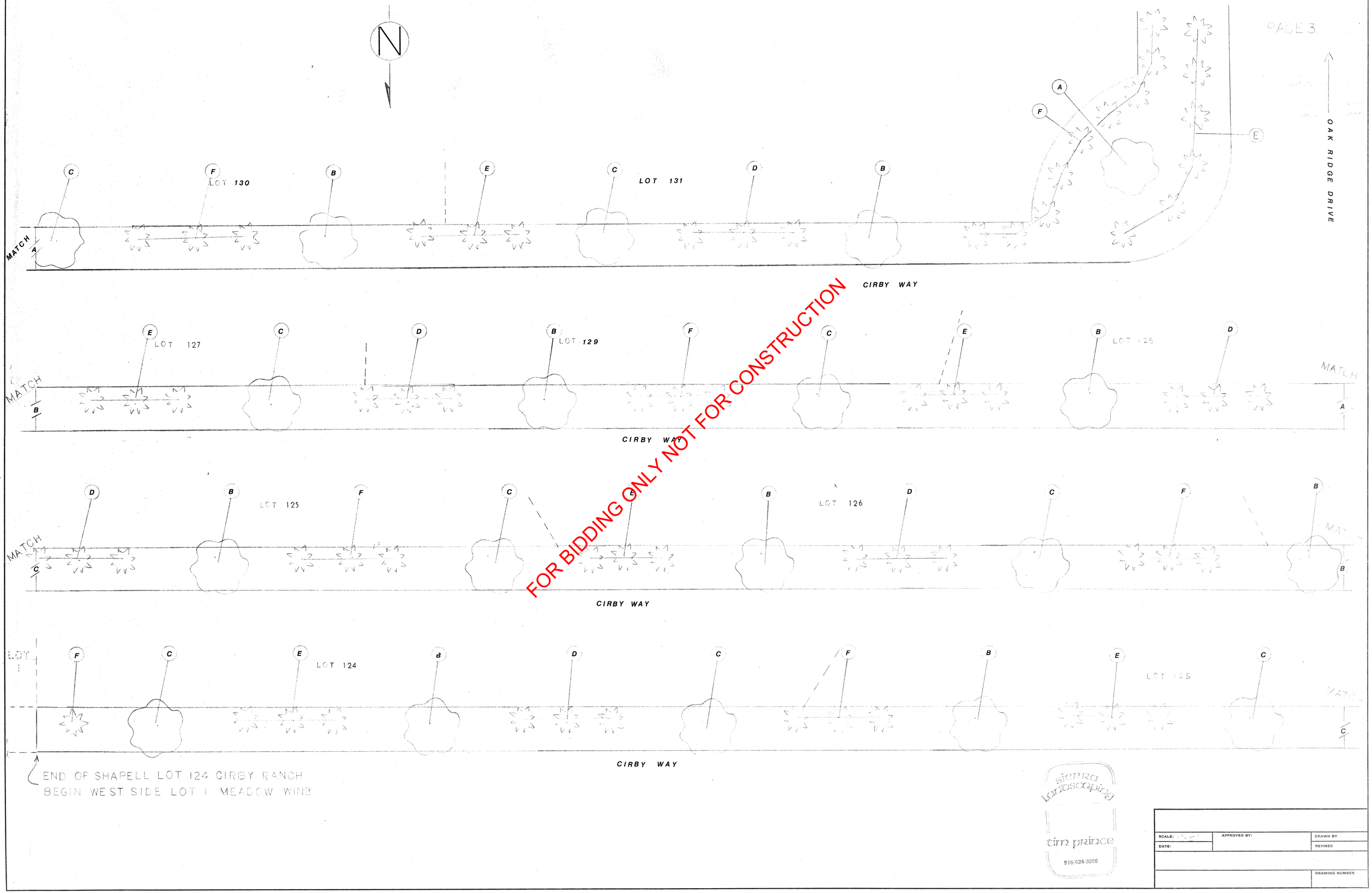


FOR BIDDING ONLY NOT FOR CONSTRUCTION

sierra landscaping
tim prince
916/624-3906

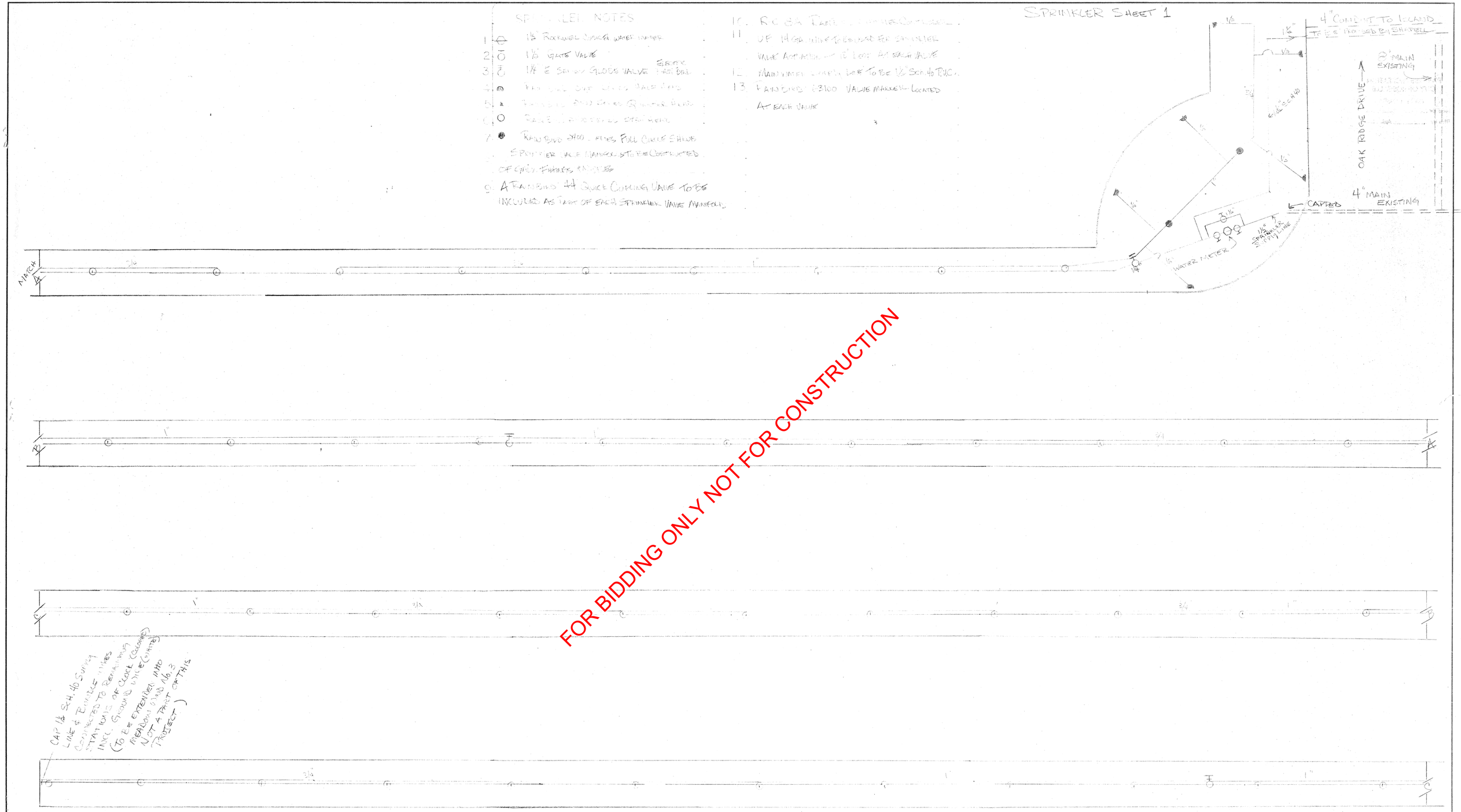
SCALE:	APPROVED BY:	DRAWN BY
DATE:		REVISED
		DRAWING NUMBER

24X36 PRINTED ON NO. 1000H CLEARPRINT

SPRINKLER NOTES

1. 1½" Rockwell Cubical Water Meter
2. 1½" Gate Valve
3. 1¼" E Series Globe Valve Electric Rain Bird
4. Rain Bird [illegible] Half Head
5. Rain Bird [illegible] Quarter Head
6. Rain Bird [illegible] Strip Head
7. Rain Bird 2400 Series Full Circle Shrub Sprinkler Valve Manifolds to be Constructed of Galv. Fittings & Nipples
8. A Rain Bird 44 Quick Coupling Valve to be Included as Part of Each Sprinkler Valve Manifold
10. RC 8A Rain [illegible] Controller
11. UF 14 Gal. Wire to be used for Sprinkler Valve Activation at 18" Loop at Each Valve
12. Main Water Supply Line to be 1½" Sch. 40 PVC.
13. Rain Bird 63100 Valve Marker Located at Each Valve

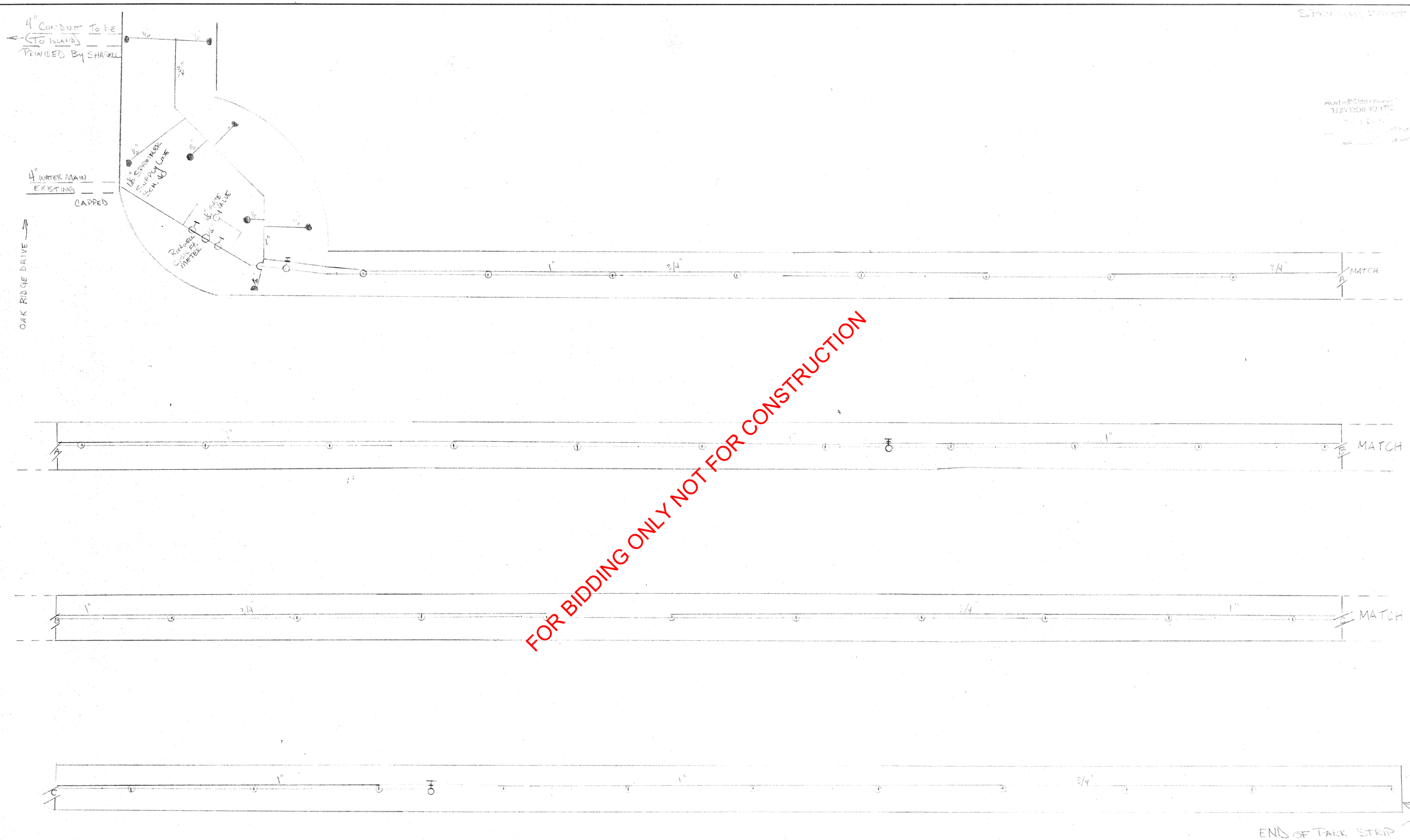
SPRINKLER SHEET 1



FOR BIDDING ONLY NOT FOR CONSTRUCTION

Cirby Ranch Park Strip		
SCALE: 1"=5'	APPROVED BY:	DRAWN BY
DATE:		REVISED
		DRAWING NUMBER

24X36 PRINTED ON NO. 1000H CLEARPRINT



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CIPPUS RANCH PARK STRIP

SCALE: 1"=1'	APPROVED BY:	DRAWN BY
DATE:		REVISED
		DRAWING NUMBER

24X36 PRINTED ON NO. 1000H CLEARPRINT

ROADSIDE LANDSCAPE PROJECT

CITY OF ROSEVILLE PARKS & RECREATION DEPARTMENT

CIRBY WOODS I, LANDSCAPE	001-400-6716-6076	SHT. L-1 TO L-2
CIRBY-OAKMONT MEADOWS LANDSCAPE	001-400-6714-6076	SHT. L-3 TO L-4
ROCKY RIDGE LANDSCAPE	001-400-6715-6076	SHT. L-5 TO L-8

SHEET INDEX

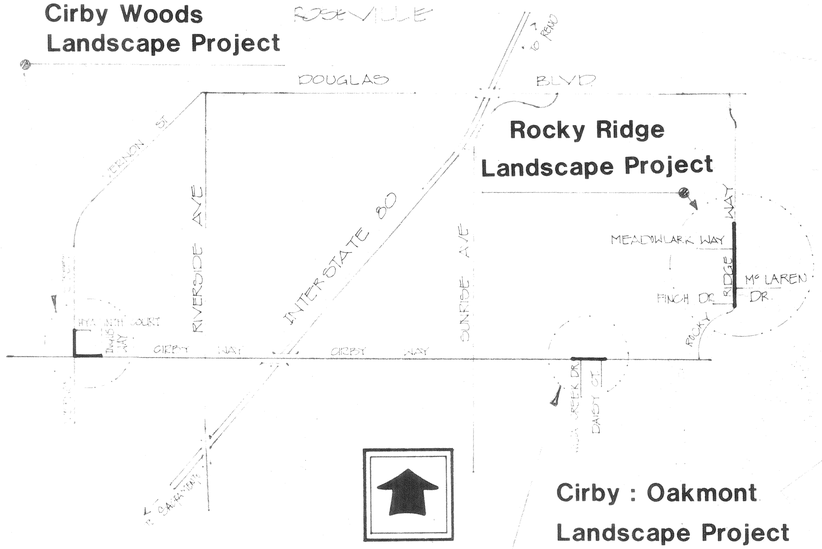
PAGE	TITLE
L-1	CIRBY WOODS I LANDSCAPE PLAN
L-2	CIRBY WOODS I IRRIGATION PLAN
L-3	CIRBY-OAKMONT LANDSCAPE PLAN
L-4	CIRBY-OAKMONT IRRIGATION PLAN
L-5	ROCKY RIDGE LANDSCAPE PLAN
L-6	ROCKY RIDGE IRRIGATION PLAN
L-7	ROCKY RIDGE SHADING PLAN

FOR BIDDING ONLY NOT FOR CONSTRUCTION

NOTE: THE SPECIAL PROVISIONS, NOTICE TO CONTRACTORS, PROPOSAL AND CONTRACT IS PART OF THESE PLANS

Cirby Woods Landscape Project

ROSEVILLE



LOCATION MAP

NOT TO SCALE

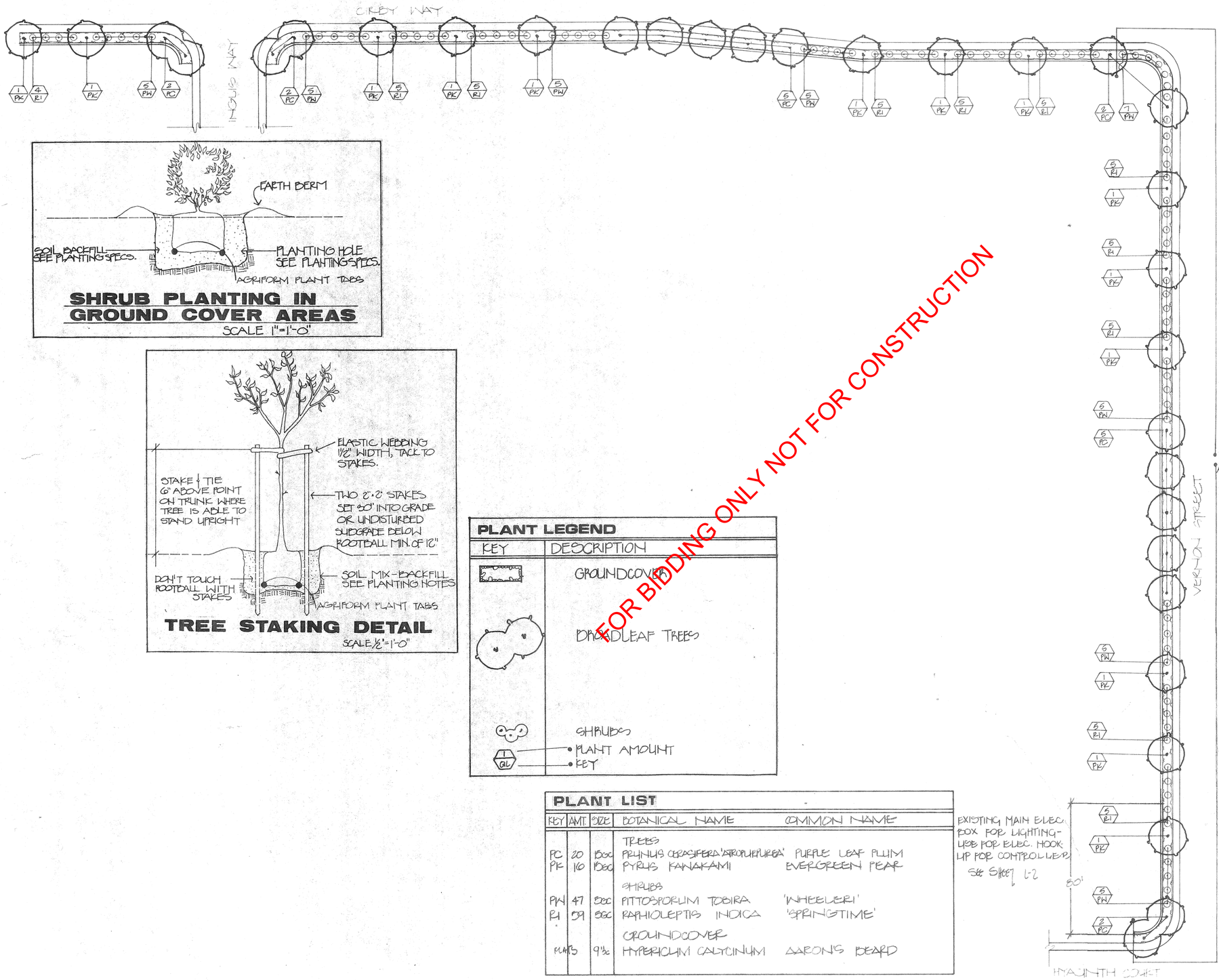
CITY OF ROSEVILLE
DEPARTMENT OF PUBLIC WORKS
DIRECTOR OF PUBLIC WORKS

NO	DATE	REVISION	BY	APPR.

DRWG. NO.
JOB NO.
SCALE
DATE

FIELD BOOK
DESIGNED
DRAWN
CHECKED
APPROVED

LANDSCAPE PLAN



SHRUB PLANTING IN GROUND COVER AREAS
SCALE 1"=1'-0"

TREE STAKING DETAIL
SCALE ½"=1'-0"

PLANT LEGEND

KEY	DESCRIPTION
	GROUNDCOVER
	BROADLEAF TREES
	SHRUBS
1 GL	PLANT AMOUNT / KEY

PLANT LIST

KEY	AMT.	SIZE	BOTANICAL NAME	COMMON NAME
			TREES	
PC	20	15GC	PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE LEAF PLUM
PK	16	15GC	PYRUS KANAKAMI	EVERGREEN PEAR
			SHRUBS	
PW	47	2GC	PITTOSPORUM TOBIRA	'WHEELERI'
R1	59	5GC	RAPHIOLEPTIS INDICA	'SPRINGTIME'
			GROUNDCOVER	
FLATS		9½	HYPERICUM CALYCINUM	AARON'S BEARD

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REVISIONS	BY

RUDY YADAO • ASSOC.
L.A. 1520
(916) 444-3018
1990 THIRD STREET
SACRAMENTO CALIF. 95814
LANDSCAPE ARCHITECT

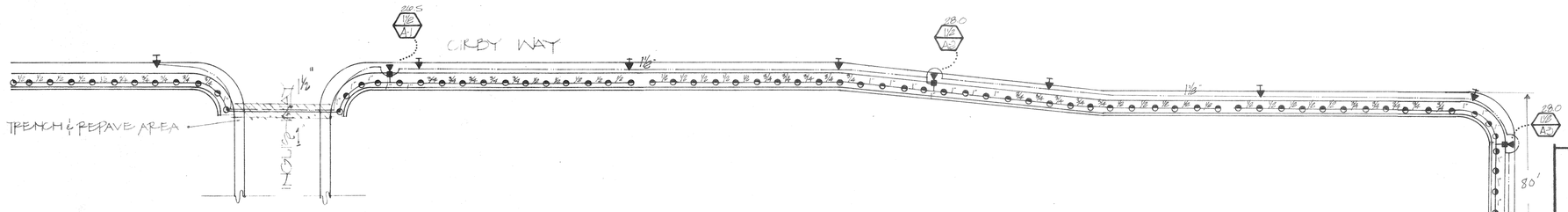
RY

CIRBYWOOD I
ROSEVILLE, CALIFORNIA

DATE 7-27-81
SCALE 1"= 30'-0"
DRAWN T. KANE
JOB 81-13
SHEET L-1
OF 8 SHEETS

DATAPRINT CORP. 400 LITTLEFIELD AVE. SO. SAN FRANCISCO CA 94080
DATAPRINT STOCK/DRAFTING FORM NO. 101-36 (PLAIN TRACING VELLUM) & FORM NO. 101-55 (8 X 8 PADEOUT CHIO)

IRRIGATION PLAN



IMPROVEMENT PLAN - GENERAL NOTES

All workmanship and materials shall conform to the City of Roseville Improvement Standards, the Standard Specifications, the special provisions, and these plans.

The City of Roseville is a member of the Underground Service Alert (U.S.A.), one call system . The contractor shall notify the U.S.A. Center 48 hours in advance of performing any excavation work by calling (800)642-2444.

The contractor shall verify the grade and location of existing utilities prior to any work where conflicts may arise by careful hand digging.

Existing asphalt concrete surfaces shall be cut to a neat straight line parallel with or perpendicular to the street centerline and the exposed edge shall be tacked with emulsion prior to paving.

The contractor shall be responsible for the protection of all existing utilities.

Traffic control and traffic control devices shall conform to the requirements as set forth by the Caltrans Traffic Manual.

The contractor shall be responsible for the protection of all existing survey monuments and other survey markers during construction. All such monuments destroyed during construction shall be noted on the plans.

Contractor shall bore or dig under sidewalk , no cutting of sidewalk allowed.

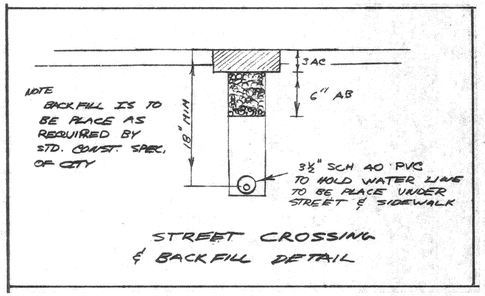
IRRIGATION LEGEND

KEY	DESCRIPTION MODEL
	PRESSURE VACUMN BREAKER 9MPA 1½"
1½ A-2	VALVE SIZE / CONTROL STATION
	QUICK COUPLING VALVE RAINBIRD 44 WITH LOCK TOPO
	AUTOMATIC CONTROLLER RAINBIRD DIGITAL PEDESTAL MOUNT CIC-8
	REMOTE CONTROL VALVE RAINBIRD EP SERIES
	1¼"& 1½" U.N.O. MAIN LINE SCH 40 W/SCH 40 FITTINGS
	LATERAL LINES cl 160 W/SCH 40 FITTINGS
	SHRUB HEAD , GITH., , HALF, TORO 570 LOW GALLONAGES.

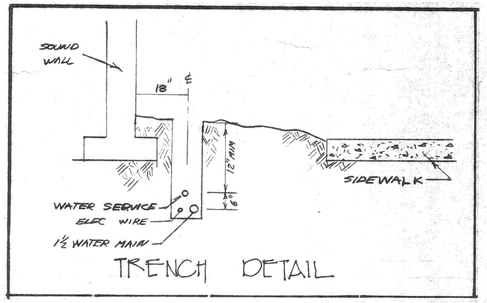
NOTE: ALL PIPE LINES UNDER PAVED AREAS TO BE SCH 40

POINT OF CONNECTION

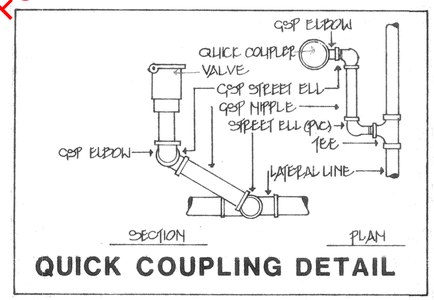
METER INSTALLATION BY ROSEVILLE WATER DEPARTMENT



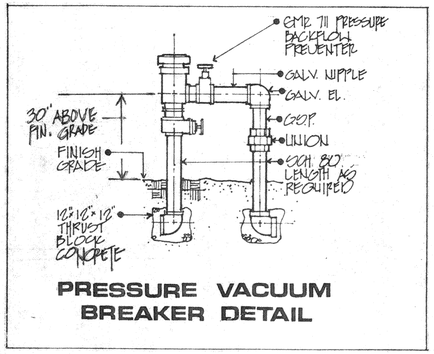
STREET CROSSING & BACKFILL DETAIL



TRENCH DETAIL

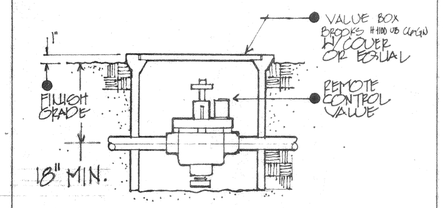


QUICK COUPLING DETAIL

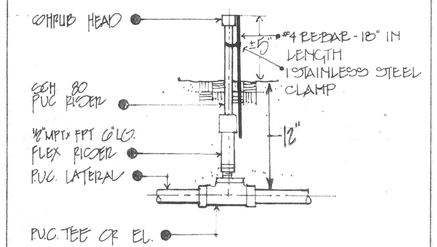


PRESSURE VACUUM BREAKER DETAIL

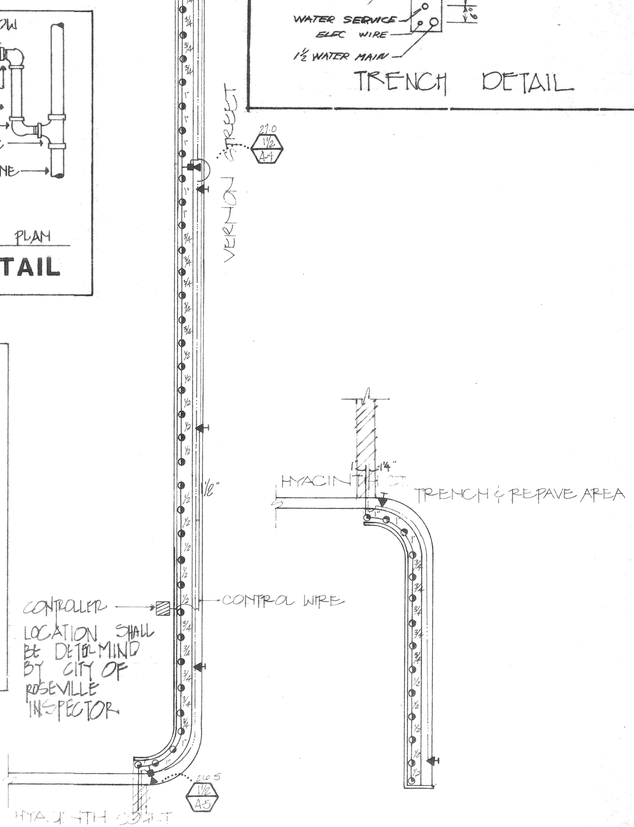
- ALL WIRE TO BE INSTALLED AS PER LOCAL CODE
- TAPE AND BUNDLE EVERY TEN FEET
- PROVIDE 18" EXPANSION LOOP AT EACH WIRE CONNECTION IN VALVE BOX



REMOTE CONTROL DETAIL



TYP. SHRUB DETAIL



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REVISIONS	BY
1-21-83	RY

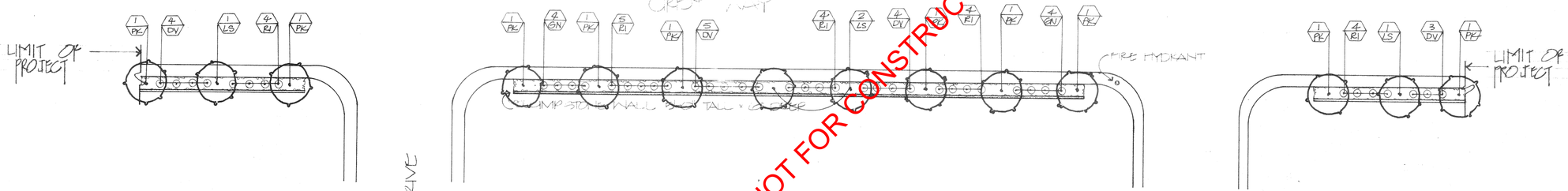
RUDY YADAO·ASSOC.
L.A. 1526
(916) 444-3018
1990 THIRD STREET
SACRAMENTO CALIF. 95814
LANDSCAPE ARCHITECT

RY

CIRBYWOOD I
ROSEVILLE, CALIFORNIA

DATE	7-27-81
SCALE	1"= 30'-0"
DRAWN	T. KANE
JOB	81-13
SHEET	L-2
OF	8 SHEETS

DATAPRINT COMP.800 LITTLEFIELD AVE. SO. SAN FRANCISCO, CA. 94080
DATAPRINT STOCKDRAFTING FORM NO. 101-54 (PLAIN TRACING VELLUM) & FORM NO. 101-55 (18 X 8 FADEOUT GRID)



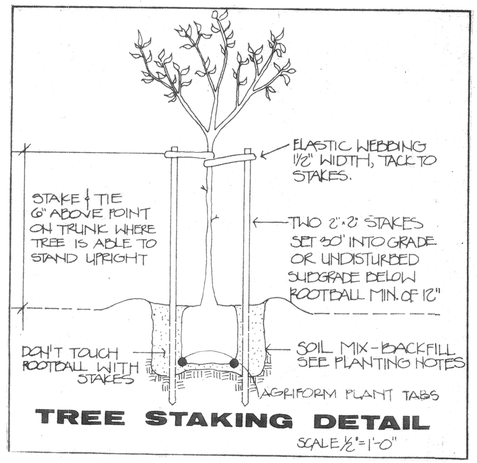
FOR BIDDING ONLY NOT FOR CONSTRUCTION

PLANT LIST

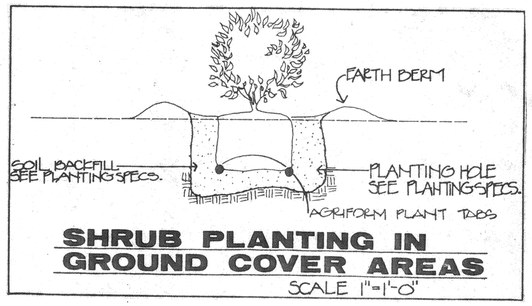
KEY	AMT	SIZE	BOTANICAL NAME	COMMON NAME
			TREES	
LS	4	15GC	LIQUIDAMBER STYRACIFLUA	AMERICAN SWEETGUM
PK	10	15GC.	PYRUS KAWAKAMI	EVERGREEN PEAR
			SHRUBS	
DV	16	5GC	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAF DODONEA
GN	8	5GC	GREVILLEA NOELII	GREVILLEA
RI	21	5GC	RAPHIOLEPIS INDICA	'SPRINGTIME'
			GROUNDCOVER	
		9"@4'	HYPERICUM CALYCINUM	AARON'S BEARD

PLANT LEGEND

KEY	DESCRIPTION
	GROUNDCOVER
	BROADLEAF TREES
	SHRUBS
1 / GL	PLANT AMOUNT / KEY



TREE STAKING DETAIL
SCALE ½"=1'-0"



SHRUB PLANTING IN GROUND COVER AREAS
SCALE 1"=1'-0"

LANDSCAPE PLAN

RUDY YADAO · ASSOC.
L.A. 1520
1330 THIRD STREET
SACRAMENTO CALIF. 95814
LANDSCAPE ARCHITECT

RY

CIRBY-OAKMONT
ROSEVILLE, CALIFORNIA

DATE 7-27-81
SCALE 1" = 30'-0"
DRAWN T. KANE
JOB 81-12
SHEET L-3
OF 8 SHEETS

DATAPRINT CORP 4000 LITTLEFIELD AVE SO SAN FRANCISCO CA 94080
DATAPRINT STOCKDRAFTING FORM NO. 101-34 (PLAIN TRACING VELLUM) & FORM NO. 101-35 (8 X 8 FADEOUT GRID)

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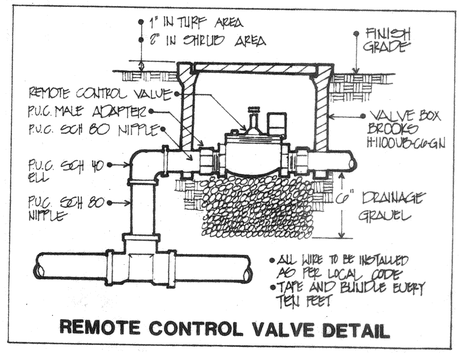
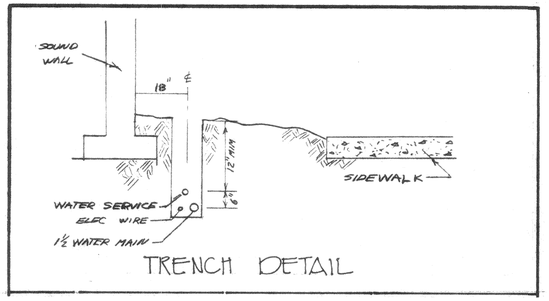
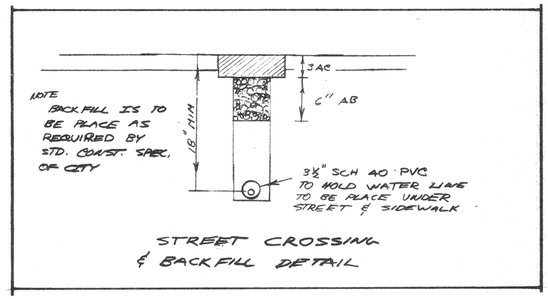
Contractor shall bore or dig under sidewalk , no cutting of sidewalk allowed.



REMOTE CONTROL VALVE DETAIL



TRENCH DETAIL

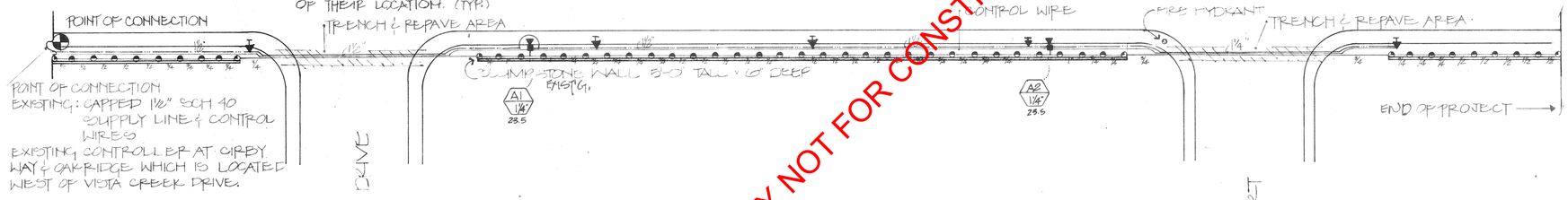


STREET CROSSING & BACKFILL DETAIL

ATTACH PROPOSED VALVES TO EXISTING CAPPED 1½" SCH 40 MAIN SUPPLY LINE & PROPOSED CONTROL WIRES. THESE ARE CONNECTED TO THE AUTOMATIC CLOCK AT WEST CORNER OF CIRBY WAY & OAKRIDGE.

NOTE: CITY IS RESPONSIBLE TO LOCATE ALL EXISTING UTILITIES WHERE THEY MAY CONFLICT WITH NEW STREET CONDUITS AND TO NOTIFY CONTRACTOR OF THEIR LOCATION. (TYP.)

CIRBY WAY



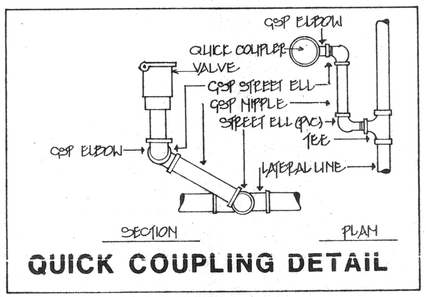
POINT OF CONNECTION EXISTING: CAPPED 1½" SCH 40 SUPPLY LINE & CONTROL WIRES

EXISTING CONTROLLER AT CIRBY WAY & OAKRIDGE WHICH IS LOCATED WEST OF VISTA CREEK DRIVE.

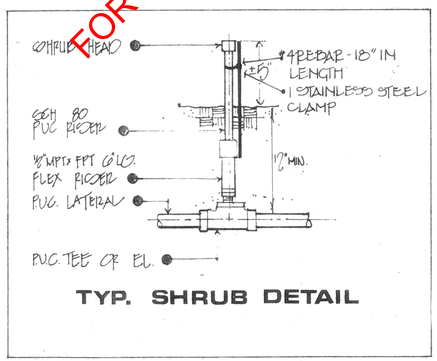
VISTA CREEK DRIVE

DANST COURT

FOR BIDDING ONLY NOT FOR CONSTRUCTION



QUICK COUPLING DETAIL



TYP. SHRUB DETAIL

NOTE: ALL PIPE LINES UNDER PAVED AREAS TO BE SCH 40

IRRIGATION LEGEND

KEY	DESCRIPTION	MODEL
1½ / A2	VALVE SIZE / CONTROL STATION	
	QUICK COUPLING VALVE WITH LOCK TOP	RAINBIRD 44 SERIES
	REMOTE CONTROL VALVE	RAINBIRD EP SERIES
	1½" & UNDER MAIN LINE SCH 40 W/SCH 40 FITTINGS	
	LATERAL LINES cl 160 W/SCH 40 FITTINGS	
	SHRUB HEAD, GPM., , HALF	TORO 570 SERIES .5 1.0

IRRIGATION PLAN

REVISIONS	BY
1-2-83	HH

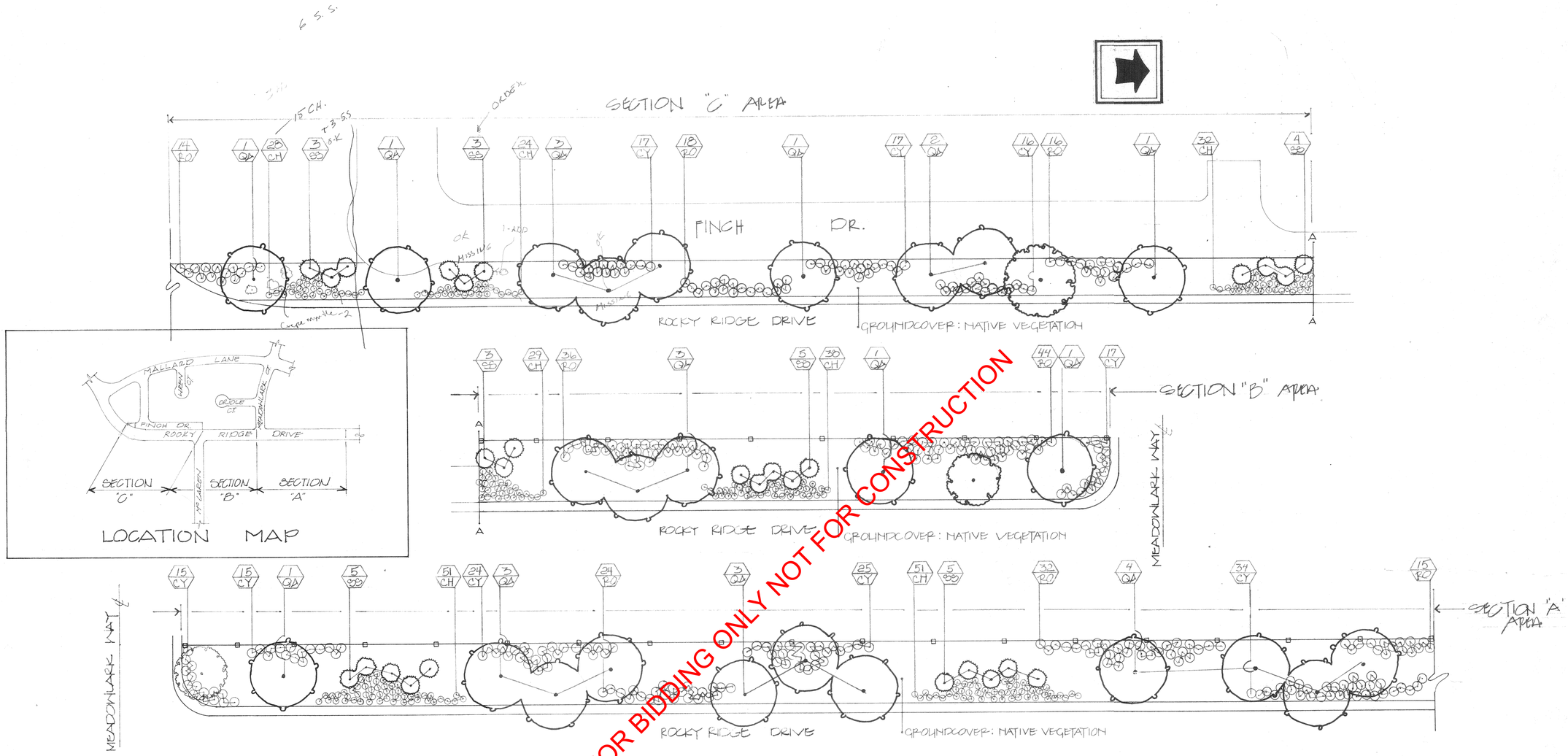
RUDY YADAO ASSOC.
L.A. 1520
(916) 444-3018
1990 THIRD STREET
SACRAMENTO CALIF. 95814
LANDSCAPE ARCHITECT

RY

CIRBY-OAKMONT
ROSEVILLE, CALIFORNIA

DATE 7-27-81
SCALE 1"=30'-0"
DRAWN T. KANE
JOB 81-12
SHEET L-4
OF 8 SHEETS

DATAPRINT CORP. 400 LITTLEFIELD AVE. SO. SAN FRANCISCO, CA. 94080
DATAPRINT STOCKDRAFTING FORM NO. 101-24 (PLAIN TRACING VELLUM) & FORM NO. 101-93-18 & 8 FADEOUT GRID)



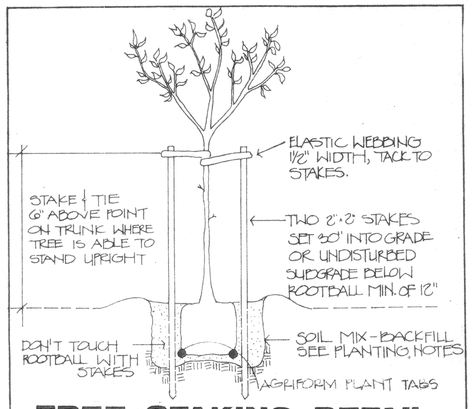
FOR BIDDING ONLY NOT FOR CONSTRUCTION

PLANT LIST

KEY	AMT.	SIZE	BOTANICAL NAME	COMMON NAME
			TREES:	
QA	25	15GC	QUERCUS AGRIFOLIA	COAST LIVE OAK
SS	28	15GC	SEQUOIA SEMPERVIRENS	COAST REDWOOD
			SHRUBS:	
CH	267	1GC	CEANOTHUS GRIS. HORIZ.	CARMEL CREEPER
CY	182	5GC	CEANOTHUS GRIS. HORIZ.	YANKEE POINT
RO	206	5GC	RHUS OVATA	SUGAR BUSH
			GROUNDCOVER: NATIVE VEGETATION	

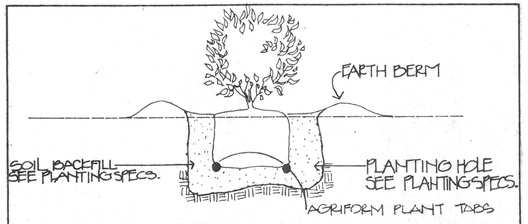
PLANT LEGEND

KEY	DESCRIPTION
	EXISTING TREES
	BROADLEAF TREES
	CONIFER TREES
	SHRUBS
1 QL	PLANT AMOUNT / KEY



TREE STAKING DETAIL

SCALE ½"=1'-0"



SHRUB PLANTING IN GROUND COVER AREAS

SCALE 1"=1'-0"

LANDSCAPE PLAN

REVISIONS	BY
1-20-83	

RUDY YADAO · ASSOC.
L.A. 1520 (916) 444-3018
1990 THIRD STREET
SACRAMENTO CALIF. 95814
LANDSCAPE ARCHITECT

RY

ROCKYRIDGE
ROSEVILLE, CALIFORNIA

DATE 7-27-81
SCALE 1"=50'-0"
DRAWN PMR
JOB 81-14
SHEET L-5
OF 8 SHEETS

IMPROVEMENT PLAN - GENERAL NOTES

All workmanship and materials shall conform to the City of Roseville Improvement Standards, the Standard Specifications, the special provisions, and these plans.

The City of Roseville is a member of the Underground Service Alert (U.S.A.), one call system . The contractor shall notify the U.S.A. Center 48 hours in advance of performing any excavation work by calling (800)642-2444.

The contractor shall verify the grade and location of existing utilities prior to any work where conflicts may arise by careful hand digging.

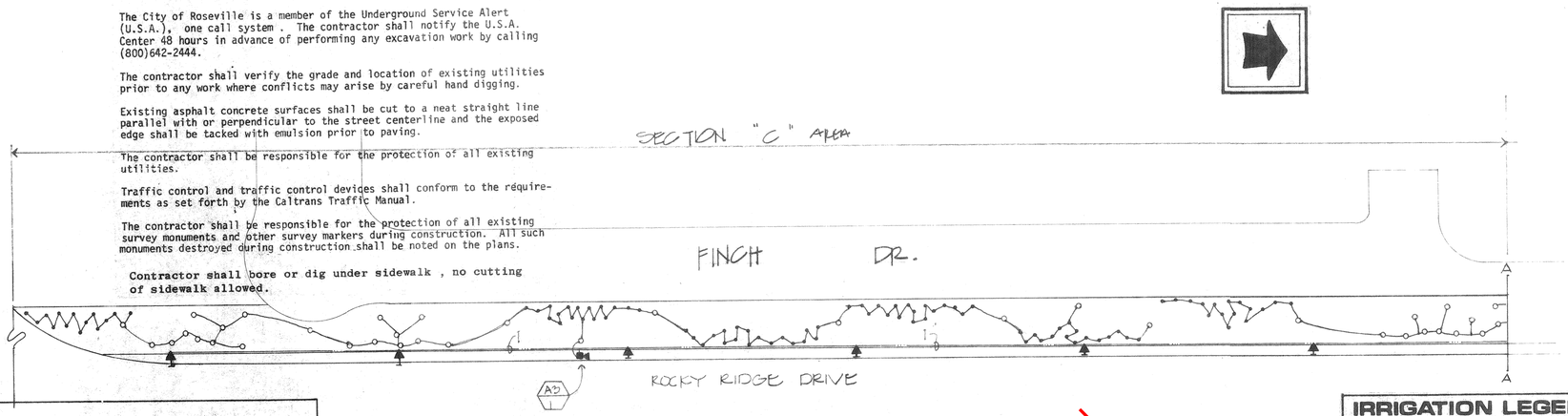
Existing asphalt concrete surfaces shall be cut to a neat straight line parallel with or perpendicular to the street centerline and the exposed edge shall be tacked with emulsion prior to paving.

The contractor shall be responsible for the protection of all existing utilities.

Traffic control and traffic control devices shall conform to the requirements as set forth by the Caltrans Traffic Manual.

The contractor shall be responsible for the protection of all existing survey monuments and other survey markers during construction. All such monuments destroyed during construction shall be noted on the plans.

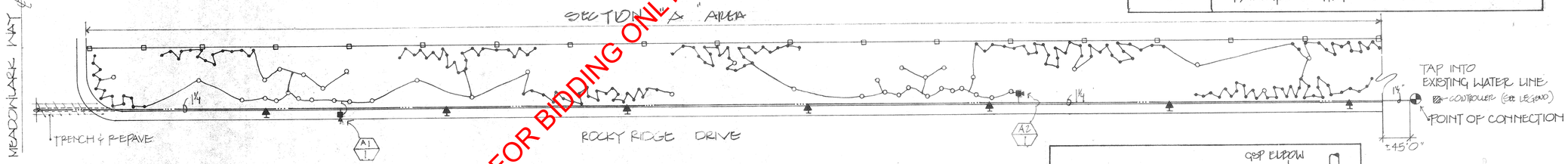
Contractor shall bore or dig under sidewalk , no cutting of sidewalk allowed.

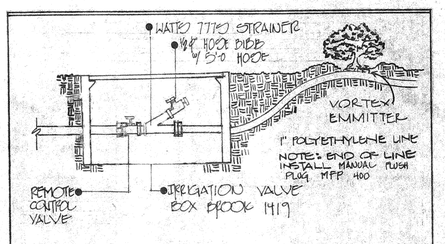


FOR BIDDING ONLY NOT FOR CONSTRUCTION

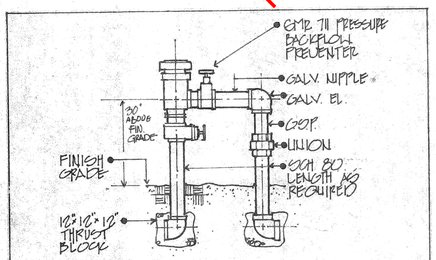
IRRIGATION LEGEND - DRIP SYSTEM

KEY	DESCRIPTION	MODEL
	PRESSURE VACUMN BREAKER 1" SMB	
1½ / A2	VALVE SIZE / CONTROL STATION	
	QUICK COUPLING VALVE RAINBIRD 44 SERIES LOCK TOP	
	AUTOMATIC CONTROLLER - TO BE CONNECTED TO EXISTING ELECTRICAL LINES FOR LIGHTS PEDESTAL MOUNT	RAINBIRD CIC-6
	REMOTE CONTROL VALVE SEE DETAIL	EP-100-F-PRS
	2" MAIN LINE CL 315 W/SCH 80 FITTINGS	
	1½" & UNDER MAIN LINE SCH 40 W/SCH 40 FITTINGS	
	½" FEEDER LINES POLYETHYLENE LINE	
•	RAINBIRD EMITTER	EM-J10
○	RAINBIRD EMITTER	EM-TR6

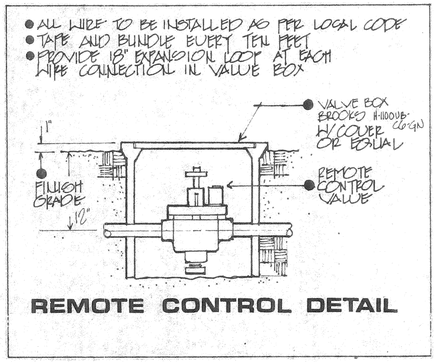




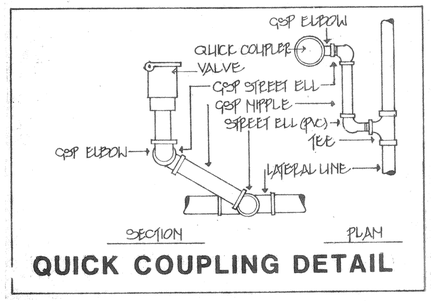
DRIP IRRIGATION SYSTEM
NO SCALE



PRESSURE VACUUM BREAKER DETAIL



REMOTE CONTROL DETAIL



QUICK COUPLING DETAIL

DRIP SYSTEM

IRRIGATION PLAN

REVISIONS	BY
6-20-83	RH

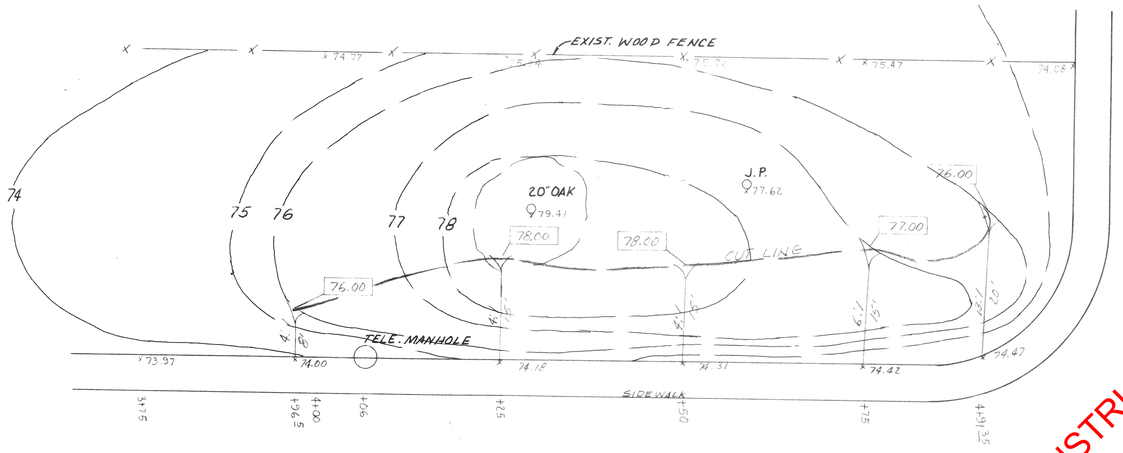
RUDY YADAO-ASSOC.
L.A. 1520
(916) 444-3018
1900 THIRD STREET
SACRAMENTO CALIF. 95814
LANDSCAPE ARCHITECT

RY

ROCKYRIDGE
ROSEVILLE, CALIFORNIA

DATE 7.27.81
SCALE 1"= 50'-0"
DRAWN PMR
JOB 81-14
SHEET L-6
OF 8 SHEETS

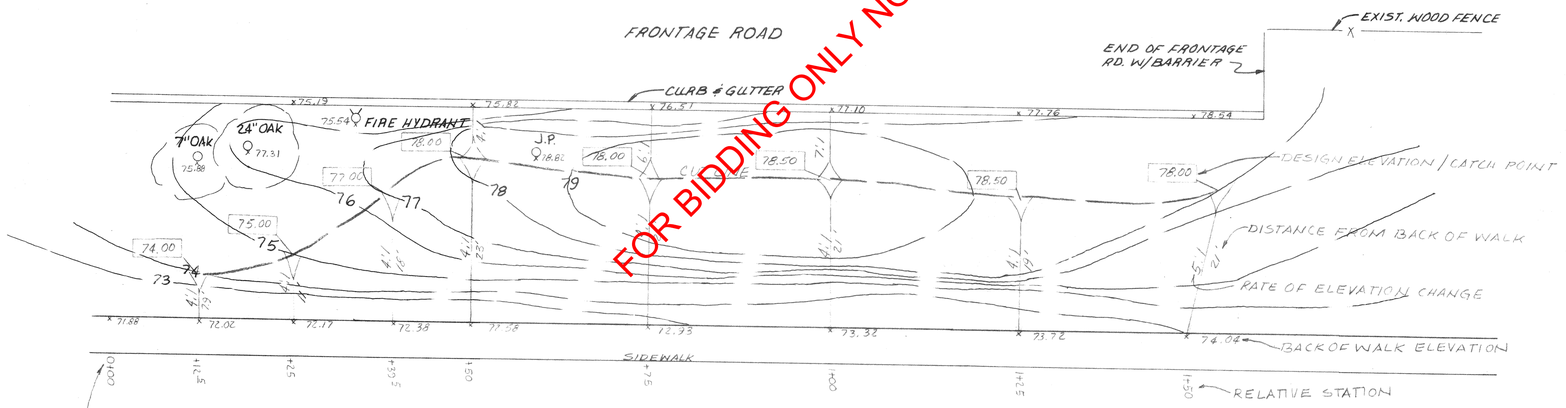
DATAPRINT CORP. 400 LITTLEFIELD AVE. SO. SAN FRANCISCO CA. 94080
DATAPRINT STOCKDRAFTING FORM NO. 101-54 (PLAIN TRACING VELLUM) & FORM NO. 101-55 (8 X 8 FADEOUT GRID)



MEADOWLARK WAY

5+27.75

FOR BIDDING ONLY NOT FOR CONSTRUCTION



NOTE:
STATIONING WAS SET AT 0+00 AT ORANGE PAINT MARK ON FACE OF CURB. DISTANCE FROM ℄ OF MEADOWLARK WAY IS 527.5 FT.

ROCKY RIDGE DR.

NOTE:
CONTOURS REPRESENT EXISTING GROUND.

NUMBER	DATE	DESCRIPTION	BY
8			
7			
6			
5			
4			
3			
2			
1			

REVISION BLK.

BENCHMARK ELEVATION: ASSUMED DATUM
ASSUMED SAID ELEVATION ON SPIKE IN JOINT POLE LOCATED 25' WEST OF BACK OF WALK APPROXIMATELY 280' SOUTH OF MEADOWLARK WAY

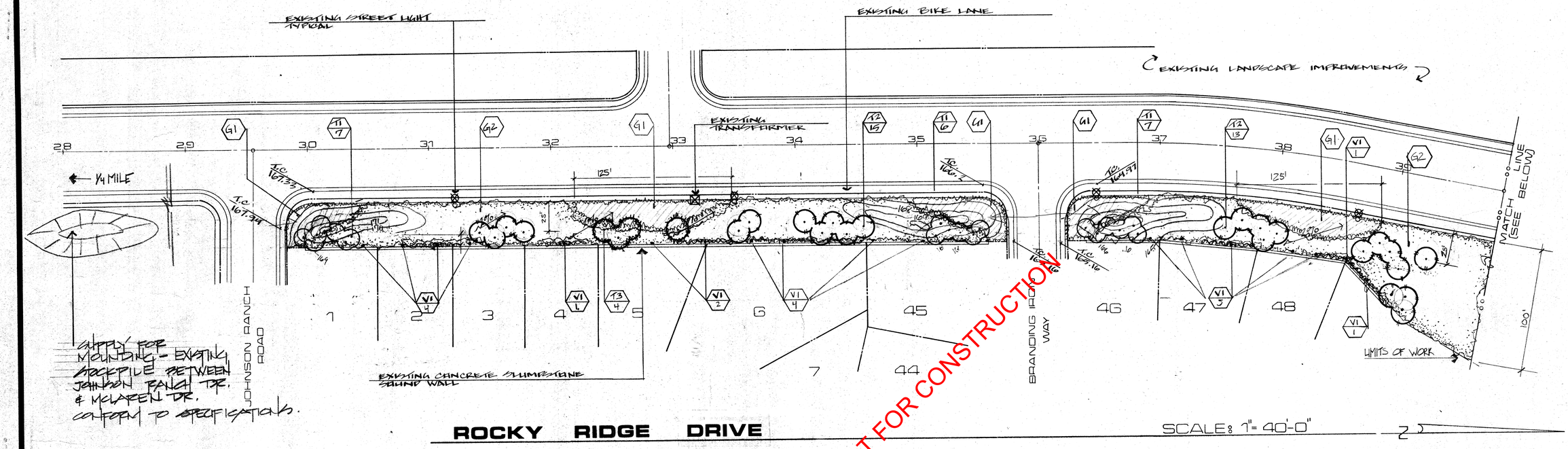
G W CONSULTING ENGINEERS
PLANNING • ENGINEERING • SURVEYING
2400 GLENDALE LANE • SACRAMENTO, CALIFORNIA 95825
(916) 488-1720

DRAWN BY: J.C.L.
DESIGNED BY: J.C.L.
CHECKED BY:
SUBMITTED BY:
RCE NO.

SCALE:
HORIZONTAL 1" = 10'
VERTICAL 1" =

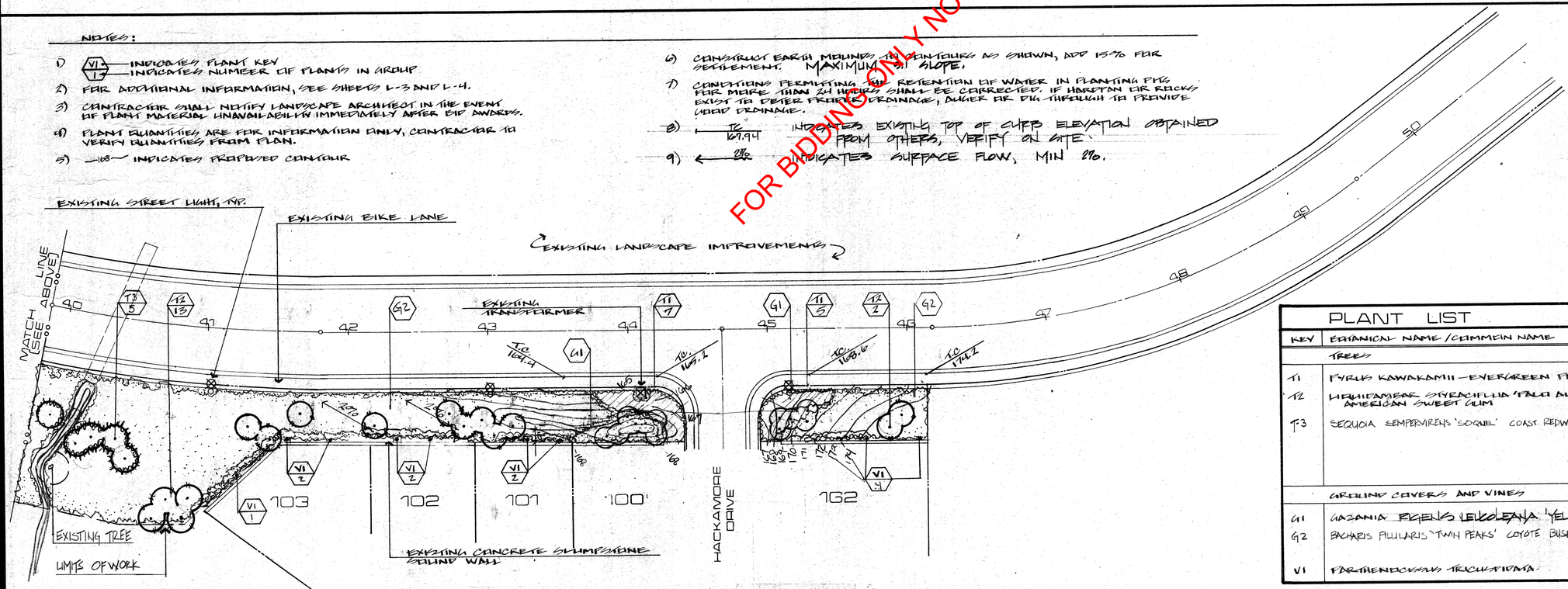
LANDSCAPE GRADING PLAN
ROCKY RIDGE RD. & MEADOWLARK WAY
CITY OF ROSEVILLE

BRUNING 36331



NOTES:

1) VI — INDICATES PLANT KEY; 1 — INDICATES NUMBER OF PLANTS IN GROUP
2) FOR ADDITIONAL INFORMATION, SEE SHEETS L-3 AND L-4.
3) CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN THE EVENT OF PLANT MATERIAL UNAVAILABILITY IMMEDIATELY AFTER BID AWARDS.
4) PLANT QUANTITIES ARE FOR INFORMATION ONLY, CONTRACTOR TO VERIFY QUANTITIES FROM PLAN.
5) —168— INDICATES PROPOSED CONTOUR
6) CONSTRUCT EARTH MOUNDS TO CONTOURS AS SHOWN, ADD 15% FOR SETTLEMENT. MAXIMUM 3:1 SLOPE.
7) CONDITIONS PERMITTING THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN 24 HOURS SHALL BE CORRECTED. IF HARDPAN OR ROCKS EXIST TO DETER PROPER DRAINAGE, AUGER OR DIG THROUGH TO PROVIDE GOOD DRAINAGE.
8) TC 167.94 INDICATES EXISTING TOP OF CURB ELEVATION OBTAINED FROM OTHERS, VERIFY ON SITE.
9) ← 2% INDICATES SURFACE FLOW, MIN 2%.



PLANT LIST

KEY	BOTANICAL NAME / COMMON NAME	QTY	SIZE	REMARKS
	TREES			
T1	PYRUS KAWAKAMII — EVERGREEN PEAR	32	15 GAL.	STANDARD
T2	LIQUIDAMBAR STYRACIFLUA 'PALO ALTO' — AMERICAN SWEET GUM	40	5 GAL.	STANDARD
T-3	SEQUOIA SEMPERVIRENS 'SOQUEL' COAST REDWOOD	10	15 GAL	STANDARD
	GROUND COVERS AND VINES			
G1	GAZANIA RIGENS LEUCOLEANA 'YELLOW'	12" O.C.	FLATS	
G2	BACHARIS PILULARIS 'TWIN PEAKS' COYOTE BUSH	18" OC	FLATS	
V1	PARTHENOCISSUS TRICUSPIDATA	32	1 GAL.	TRAIN TO WALL

PARK and RECREATION
CITY OF ROSEVILLE
JUN 23 1981
Rec'd By
Filed By App.

hala

ROBERT D. HABLITZEL, ASLA
LANDSCAPE ARCHITECT
HOFFMAN ASSOCIATES
LANDSCAPE ARCHITECTURE INC
2129 HACIENDA WAY, SUITE A
SACRAMENTO, CA 95825
916 · 971 · 1110

LANDSCAPE IMPROVEMENT PLANS FOR
EAST ROCKY RIDGE DRIVE
JOHNSON RANCH UNIT NO. 1, CITY OF ROSEVILLE
COKER · KROEGER REAL ESTATE INC. ROSEVILLE CALIF.

LANDSCAPE PLANTING PLAN

JOB NO.	DATE	DRAWN	REV. 1	REV. 2
17181	5.8.81	D. WILD	5.21.81	6-19-81

L·1 OF 4

SHEET

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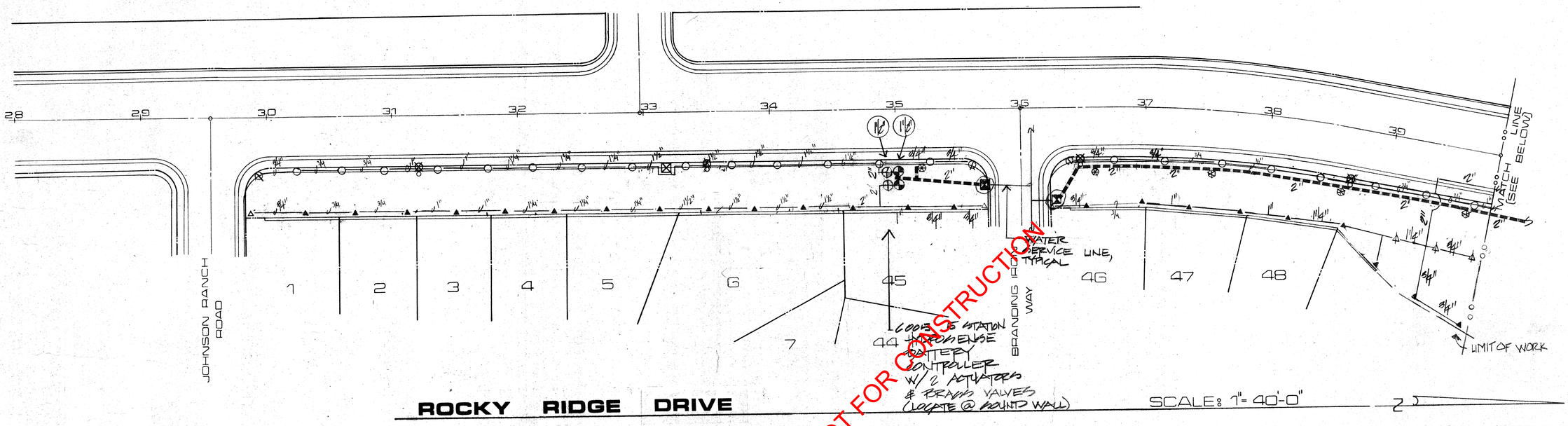
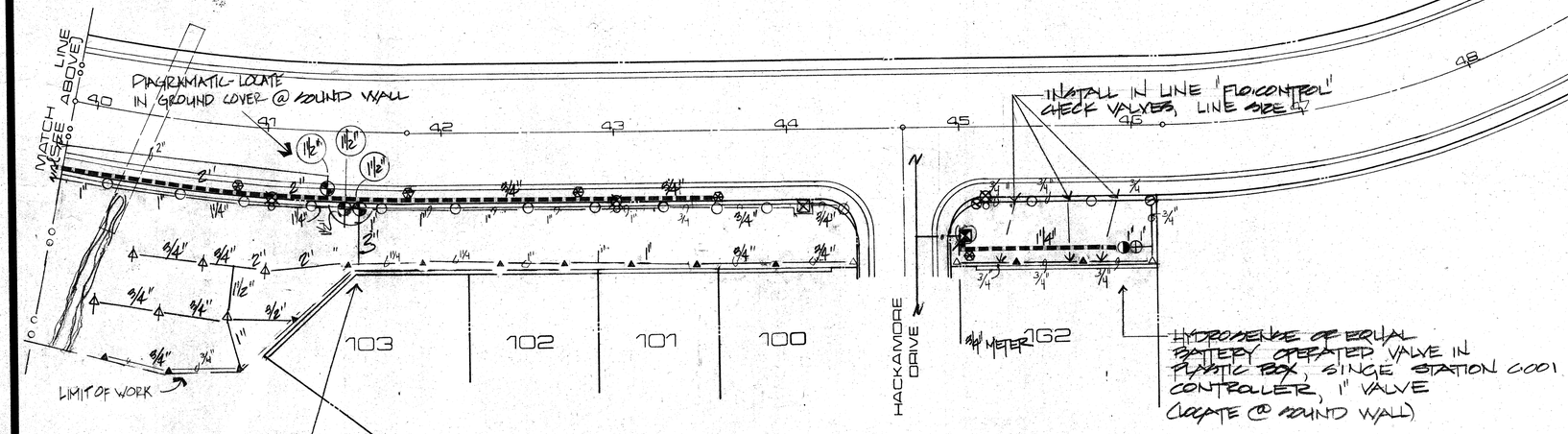
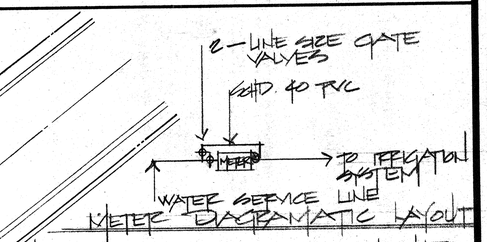


FOR BIDDING ONLY NOT FOR CONSTRUCTION

NOTES:

1) FOR ADDITIONAL INFORMATION SEE SHEETS L-3 AND L-4.
2) COORDINATE ALL WORK WITH CITY OF ROSEVILLE, PAY REQUIRED PERMITS, ETC.
3) THIS PLAN IS PARTIALLY DIAGRAMATIC AND DOES NOT NECESSARILY SHOW THE CORRECT OFFSETS OR ALL FITTINGS REQUIRED FOR A COMPLETED SYSTEM.
4) LOCATE ALL PIPING IN PLANTED AREAS.
5) THIS SYSTEM IS DESIGNED TO OPERATE AT A STATIC WATER PRESSURE OF 75 PSI WITH EQUIPMENT AND SIZES AS NOTED.
6) ADJUST SPRAY COVERAGE OF HEADS TO PROVIDE PROPER COVERAGE AND TO PREVENT OVERSPRAY ON BIKE LANE.
7) POINT OF CONNECTION @ 1½" STUB OFF WATER MAIN, APPROXIMATE LOCATION SHOWN ON PLAN, VERIFY IN FIELD.
8) "OR EQUAL" SHALL BE APPLIED TO ALL BRAND NAMES.





NOTE WATER METER TO BE INSTALLED BY CONTRACTOR. METER FURNISHED BY NEPTUNE, INSTALL IN CONCRETE METER BOX WITH SEE-THRU LID. 6" FROM METER TO TOP OF LID.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	GPM	PSI
○	TORO 328 12 05 12" HIGH POP HALF.	3.0	40
◐	324 12 05 12" HIGH POP QTR.	1.5	40
▼	328 10 05 SHRUB, HALF.	3.0	40
▽	324 10 05 SHRUB, QTR.	1.5	40
⏚	336 10 05 SHRUB FULL	6.0	40
———	CLASS 200 PVC NON PRESSURE, SIZE AS NOTED		
- - - -	SCHD 40 PVC, PRESSURE MAIN " " "		
⊠	WATER METER, SEE NOTE ABOVE, 1½" SIZE		
◉	HYDROSENSE ACTUATOR & BRASS VALVE, SIZE NOTED,		
⊕	FEBCO 710A, LINESIZE ATMOSPHERIC VACUUM BREAKER INSTALL 6" ABOVE HIGHEST HEAD.		
⊛	QUICK COUPLER, BRASS, ¾" 2 PIECE, LOCK & VINYL TOP		

PARK and RECREATION
CITY OF ROSEVILLE
JUN23 1981

Rec'd By _____
Filed By _____ App. _____

hala

ROBERT D. HASLITZEL, ASLA
LANDSCAPE ARCHITECT

HOFFMAN ASSOCIATES
LANDSCAPE ARCHITECTURE INC
2128 HACIENDA WAY, SUITE A
SACRAMENTO, CA 95825
916 · 971-1110

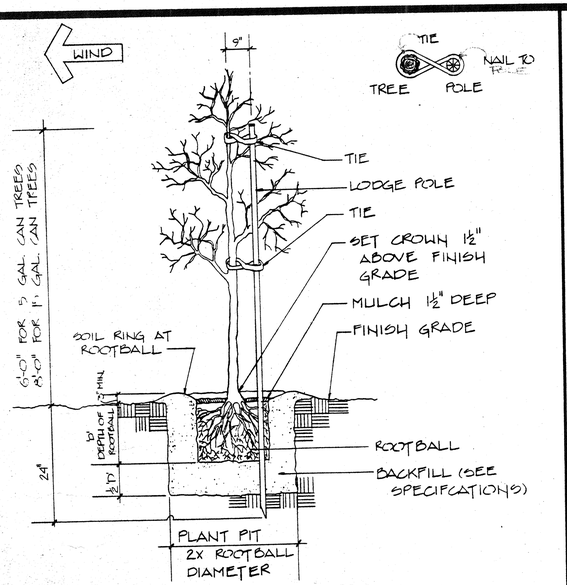
LANDSCAPE IMPROVEMENT PLANS FOR
EAST ROCKY RIDGE DRIVE
JOHNSON RANCH UNIT NO. 1, CITY OF ROSEVILLE

COKER · KROEGER REAL ESTATE INC. ROSEVILLE CALIF.

LANDSCAPE
IRRIGATION
PLAN

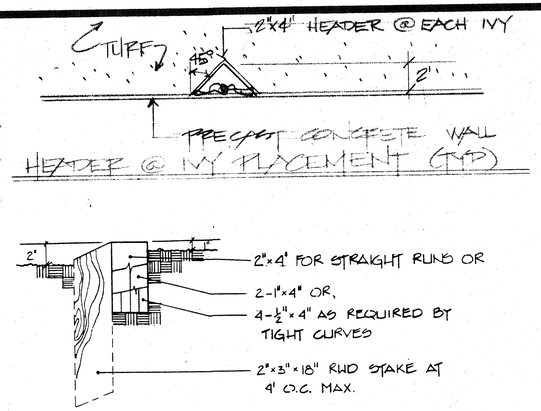
JOB NO.	DATE	DRAWN	REV. 1	REV. 2
17187	5.8.81	R. WILEY	5.21.81	6.19.81

L·2
OF 4
SHEET



NOTE:
- TREE TIES SHALL BE APPROVED COMMERCIAL RUBBER TIE AND FASTENED SECURELY TO POLE

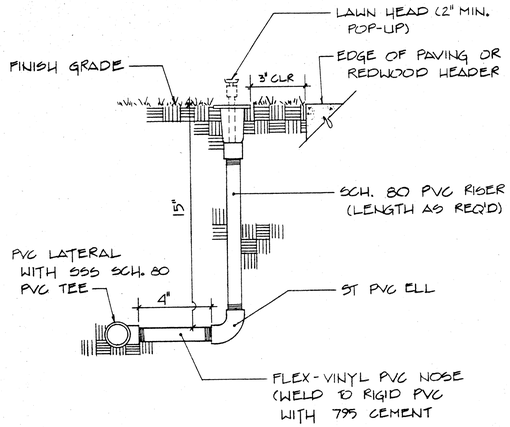
TREE PLANTING & STAKING



SECTION

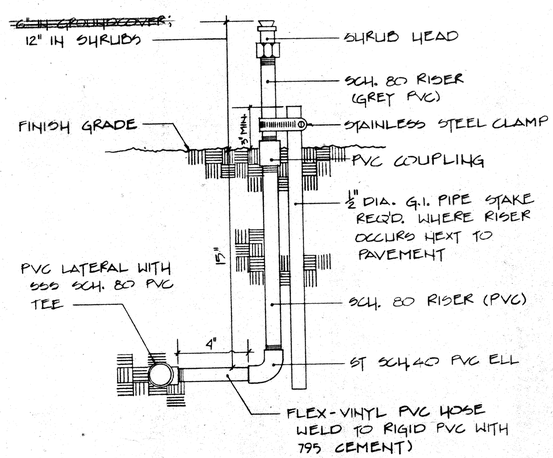
NOTE:
- WOOD SHALL BE ROUGH CONSTRUCTION HEART REDWOOD
- NAILS AT STAKES SHALL BE 16d GALV COMMON 2 PER STAKE MINIMUM
- NAILS AT SPLICES SHALL BE 8d GALV COMMON

REDWOOD HEADER (NOT IN CONTRACT)



NOTE:
- RISER, NOZZLE AND FITTINGS SHALL EQUAL I.P.S.

LAWN SPRAY HEAD RISER ASSEMBLY (NOT IN CONTRACT)



NOTE:
- ALL SHRUB HEADS SHALL BE 6" MIN. FROM CURBS AND WALKS
- ALL RISERS SHALL BE PERPENDICULAR TO SLOPES
- RISER, NOZZLE, AND FITTINGS SHALL EQUAL I.P.S.

SHRUB HEAD & RISER ASSEMBLY

FOR CONSTRUCTION
FOR BIDDING ONLY NOT FOR CONSTRUCTION

I. PLANTING GENERAL CONDITIONS

It's the responsibility of the Contractor prior to submitting a bid for the work under these plans and specifications to review the plans and visit the site to familiarize himself as to the site conditions, means of getting material into the site and any other factors affecting the work.

The work of this section includes all labor, materials and equipment required to complete work indicated on the drawings. The work shall be performed in accordance with the best standards of practice relating to the various trades and under the continous supervision of a competent foreman, capable of interpreting the drawings and these specifications.

Inspections of construction will be required for the following parts of the work:

1. Inspection upon completion of preliminary finish grading, and irrigation system.
2. Inspection of plants prior to layout.
3. Layout inspection of spotted plants.
4. Final inspection upon completion of all planting and tree staking, prior to commencement of maintenance period.
5. Final inspection at the conclusion of the 60 day landscape maintenance period.

All inspections herein specified, shall be made by the Landscape Architect or an authorized representative. The Contractor shall request inspection at least forty-eight hours in advance of the time inspection is required.

II. LANDSCAPE MATERIALS

A. PLANT MATERIAL

The plant material indicated on the drawings by the listed names shall conform to "Standard Plant Names", second edition, except for names not covered therein, the established customs of the nursery trade is followed. All plants shall be true to name, and one of each bundle or lot shall be tagged with the name and size of the plant, in accordance with the standards of practice recommended by the American Association of Nurserymen. All plant materials shall meet the specifications of Federal, State and County laws, requiring inspection for plant diseases and insect infestations. Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant diseases, insect pests, or other eggs, and shall have healthy, normal root systems, well filling their containers, but not to the point of being root bound. Use only plant materials that are first class representative of the species and cultivars specified and that conform to all State and local laws governing the sale, transportation, and inspection of plant materials. Plants shall have straight, single trunks, unless otherwise specified on the plans, those specified to be multi-trunk shall have at least three main leaders from the base. Any and all plants that have any encircling roots (not root bound) shall have root-balls lightly slashed on a minimum of three (3) sides to stop encircling root growth. The height and spread of all plant materials shall be measured with branches in their normal position. Sizes of plants shall be as stated on the plant list. 5 and 15 gallon can container stock shall have been grown in that container not less than six (6) months, but shall not have been overgrown in the containers so as to have become root bound. 15 gallon can container stock shall have a planted height of 6' with 1" caliper trunk.

B. FERTILIZERS AND SOIL AMENDMENTS

Commercial grade fertilizers and soil amendments shall be uniform in composition, dry and free-flowing, delivered to the site in the original, unopened containers, each bearing the manufacturer's guaranteed analysis. Any material which becomes caked or otherwise damaged, making it unsuitable for use, will not be accepted.

1. Fertilizer 'A': Fertilizer for general soil fertility improvement in all turf and planting areas shall be pelleted type having a N6-P20-K20 formula.

2. Fertilizer'B' : Fertilizer to be applied to lawn areas prior to seeding or sodding shall be pelleted type having N6-P2-K0 (with 1% Iron)

3. Fertilizer 'C': Fertilizer to be incorporated in each plant pit shall be a plant tab with formula N20-P10-K5, such as Agriform.

4. Fertilizer 'D': Fertilizer to be applied to lawn areas after turf is established and around installed container plants during the maintenance period shall be pelleted type combination chemical-organic formula N15-P2-K6.

5. Soil Amendment: Nitrolized redwood sawdust which shall be bulk treated with a reactive form of nitrogen (NH_3).

6. Iron Sulfate: Standard commercial brand.

C. BARK CHIP MULCH

All planted areas (except turf) shall receive a top dressing of mulch. Mulch shall be redwood bark chips, median grind (3/8 to 3/4 inch diameter). No shredded bark is acceptable.

D. SOIL

Soil shall be existing surface soil (unless otherwise indicated on the plans) and shall be free from subsoil, refuse, roots, heavy or stiff clay, rocks, sticks, brush or other deleterious materials. Any and all imported soil, if required, shall be of a sandy-loam texture. Soil samples and analysis shall be submitted to the Landscape Architect for approval prior to delivery of any soil to the project site. Should the Landscape Architect reject any portion of the delivered soil, for any reason, it shall be removed immediately at no cost to the owner.

III. LANDSCAPE WORK PROCEDURES

A. CLEARING & GRUBBING

All existing trees shall be preserved in an undisturbed condition. Earthen mounds shall be rough graded to contours as shown on the plans by the General Contractor. Mounds shall be constructed with enough excess material to allow for future settlement. Final location of mounds shall not conflict with existing utilities, utility boxes, valve boxes, etc. No compaction will be allowed, except for normal grading and shaping operations. Any excess material upon completion of the grading operations shall be spread in areas as directed by the Landscape Architect.

B. SOIL CONDITIONING

1. All planted areas shall be cultivated to a light and friable consistency, thereupon the following material per 1,000 sq. ft. shall be uniformly tilled into the top 6" of soil, using a rototiller or similar machine, and then thoroughly watered down. Existing planting areas shall be cultivated by hand tools.

   3cu. yds. - Nitrogen stabilized sawdust (soil amendment)
   25 lbs. - Fertilizer 'A'
   10 lbs. - Iron sulphate

2. Prepared soil mix for backfill in pits for trees, vines and shrubs, shall consist of the following:

   1/3 yd. -Nitrogen stabilized sawdust (soil amendment)
   2/3 yd. -Native soil
   1 lb. -Iron sulphate

   and fertilzer 'C' as follows:

   1 gal: 1-tab
   5 gal: 2-tabs
   15 gal: 4-tabs
   6-8 tabs for boxed material

Native soil shall be soil excavated from the planting holes (free of rock over one-half inch in diameter). The materials shall be thoroughly mixed until they lose their individual identities.

3. All soil preparation and planting operations shall be conducted under favorable weather conditions only. Soil shall not be worked when excessively dry or wet and the landscape architect reserves the right to stop any work taking place during a period when conditions are considered detrimental to soil structure or plant growth.

C. PLANTING TREES, SHRUBS, & VINES

All pits for plants shall be dug square per plan detail, Level size of holes shall be two times diameter of root ball, and one-half again as deep as the depth of root ball. Soil at sides and bottoms shall be loosened by scarifying to ensure root penetration (no smooth circular sides).

Pits shall be backfilled with "prepared soil" to the bottom of the root ball. The plant shall then be set in an upright position in the center of the hole, and the space around it backfilled with planting mix. When the backfill around the plant is approximately two-thirds completed, the plant shall be thoroughly watered, after which the backfill shall be completed to the grade of the surrounding area. The crown of the plant shall be 1 1/2" above (minimum) finished grade.

Prepare a soil ring at least 3" high and as wide as root ball around each plant (not in a turf area) to retain water. Water thoroughly to eliminate air pockets. Each tree in turf areas shall have the turf removed in a ring 24" diameter around the tree base.

D. PLANTING GROUND COVERS

Planting shall take place in the existing prepared soil which shall be moist and friable, never dry or wet and soggy. The moist condition shall extend to the full depth of cultivation. The spacing of all ground cover plants shall be as indicated on the plans and in the Plant List. They shall be planted in evenly spaced rows with staggered triangular spacing and around the shrubs & trees to within one foot . No ground cover shall be planted less than one-half of the specified spacing from any curb or walkway.

E. PLANTING TURF GRASS

After all soil amendment and fertilizers have been applied and cultivated into soil, all areas shall be fine graded. All ridges and depressions shall be removed, and the areas shall be smooth, continuous, firm planes, that ensure proper surface drainage. All rocks, soil lumps and deleterious materials larger than one inch shall be removed and the areas raked and compacted with a 200 pound roller.

The contractor shall avoid any additional compaction of the soils after treatment, and shall not permit vehicular or equipment traffic over such areas. In the event of such compaction, the contractor shall be required to recultivate any areas thus compacted.

2. Sodding: All areas shall be raked to finish grade elevation leaving grade approximately 1" lower than adjacent paving to accommodate sod thickness.

Spread 20 lbs./1000 sq. ft. of Fertilizer "B" on all soil surfaces prior to sodding.

Sod slabs shall then be neatly installed. Stagger end joints (tightly jointed with no visible spaces). Lightly water and roll entire areas. Then heavily water to assure water penetration of at least a depth of 8".

3. Seeding: Apply Fertilizer "B" to finish graded surfaces at the rate of four (4) pounds per 1,000 square feet. Seed shall be weed free, fresh, recleaned, Grade A, new crop consisting of the percentages of mix as specified on the plans. Seed shall be labeled in accordance with the U.S. Department of Agriculture Rules and Regulations under the Federal Seed Act presently in effect and shall be delivered to the job site in bags bearing the dealer's label and guaranteed analysis. Sow seed in two directions at a total combined rate of ten pounds per 1,000 square feet. The seed shall be sown by experienced men at a time when little or no wind is blowing. Lightly rake into top 1/8" of soil. Do not mow until turf is 2 1/2" high and for initial mowing do not mow lower than 1 1/2". Remove all clippings.

4. Fertilizing During Maintenance: Fertilizer "D" shall be applied, 30 calendar days after planting at the rate of five pounds per 1,000 square feet. Repeat every 30 days through maintenance.

F. WEED CONTROL, PEST CONTROL, & MULCHING

Weed control material shall be a pre-emergent herbicide, Triflurolin (Treflan) or Diphenamid (Dymid or Enide) or approved equal applied on all planted areas, except for turf developed areas. Contractor shall consider it as part of his work to control any on-site or nearby pests that are disturbing the condition of the landscape improvements. Control of such pests includes, but is not limited to rodents, rabbits, insects, deer, etc. Any damage that occurs shall be repaired by the Landscape Contractor at no additional cost, to the original condition of improvements, which includes replacement of plant material when required. Bark chip mulch shall be spread evenly over the entire planted area, except turf developed areas, to a minimum depth of one inch.

G. PRELIMINARY INSPECTION AND STAGE ACCEPTANCE

Upon completion of the planting work, the Contractor shall notify the Landscape Architect that the project is ready for inspection. Upon inspection, if the Landscape Architect finds the entire project complete and in compliance with the plans and specifications, stage acceptance will be granted. If aspects of the project are incomplete or improperly installed, the contractor shall be notified and have five working days in which to correct or complete the work. Stage acceptance will be given only when all work is correct and complete. The stage acceptance by the Landscape Architect of the landscape project will establish the beginning of the plant maintenance period.

IV. LANDSCAPE MAINTENANCE & GUARANTEE

Maintenance shall follow and coincide with the planting operations, and shall continue for 180 calendar days after stage acceptance by the landscape architect. Work shall include, but is not limited to, all watering, weeding, mowing, fertilizing, cultivation, spraying, cutting, and pruning necessary to keep the plant material in a healthy growing condition, and to keep the planted areas neat and attractive in appearance throughout the maintenance period.

All damaged, unhealthy, or dead trees, shrubs and groundcovers shall be replaced with new stock immediately; size and kind as indicated on the drawings. Prior to the end of maintenance, Contractor shall apply Fertilizer "D" (15-2-6) at the rate of 4 lbs. per 1,000 sq. Ft. uniformly over all planting areas. Contractor shall guarantee that all plants and planting to be in healthy, thriving condition for an additional 60 days after final acceptance of the project by the Landscape Architect. Inspection of the finished planting work will be made at the Contractor's request upon completion of the 60 day Maintenance Period. Contractor shall notify the Landscape Architect forty-eight hours prior to schedule the inspection. Final acceptance may or will be granted at this time as determined by the Landscape Architect.

PARK and RECREATION
CITY OF ROSEVILLE
JUN23 1981

Filed By _____ App. _____

hala

ROBERT D. HABLITZEL, ASLA
LANDSCAPE ARCHITECT
HOFFMAN ASSOCIATES
LANDSCAPE ARCHITECTURE INC.
2120 L STREET, SUITE A
SACRAMENTO, CA 95825
916 · 971-1110

LANDSCAPE IMPROVEMENT PLANS FOR
EAST ROCKY RIDGE DRIVE
JOHNSON RANCH UNIT NO. 1, CITY OF ROSEVILLE

COKER · KROEGER REAL ESTATE INC. ROSEVILLE CALIF.

LANDSCAPE PLANTING SPECIFICATIONS AND DETAILS

JOB NO 77191 | DATE 5.8.81 | DRAWN D.W. | REV 1 5.21.81 | REV 2 6.19.81

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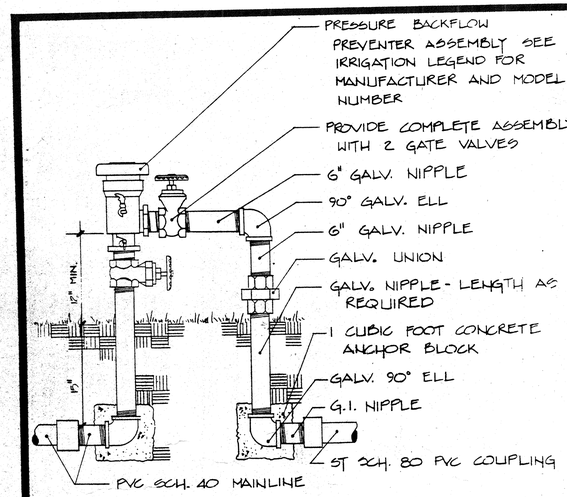
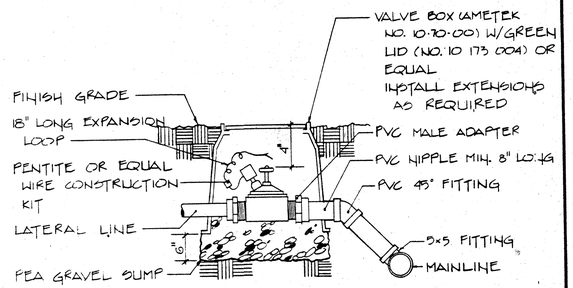


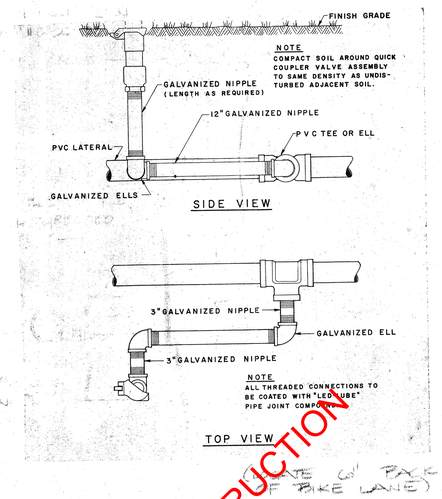
NOTE:
- INSTALL ASSEMBLY 12" ABOVE HIGHEST OUTLET ON DISCHARGE OF UNIT
- CONCEAL UNIT W/ LANDSCAPE SHRUBBERY. SEE PLANTING PLAN
- UNIT TO BE A MINIMUM 3' FROM ALL PAVED AREAS

BACKFLOW PREVENTOR (N.I.C.)

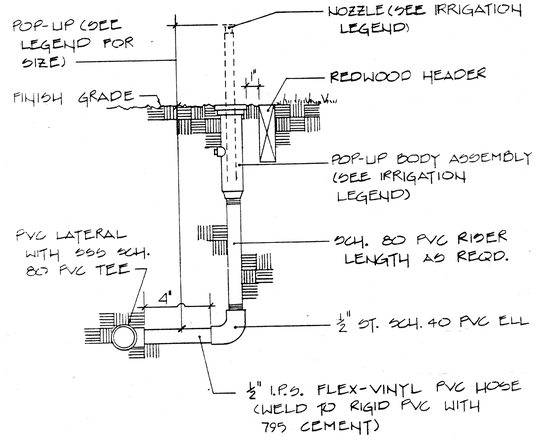


NOTE:
- COMPACT SOIL AROUND BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL
- BUNDLE AND TAPE CONTROL WIRE TO MAINLINE EVERY 10'

REMOTE CONTROL VALVE



QUICK COUPLING VALVE



POP-UP ASSEMBLY & RISER

I. IRRIGATION GENERAL CONDITIONS

The materials and methods to be used in constructing the irrigation system shall conform to the applicable provisions of the Uniform Plumbing Code (published by the Western Plumbing Officials Associations), the National Electrical Code, and all codes properly governing these activities at the location of the work. Contractor shall verify locations of all existing utilities, whether shown on plans or not, and will be responsible for any and all damage to same.

Contractor shall verify prior to construction that his contract documents reflect the latest revisions and plan checks.

The work of this section includes all labor, materials, and equipment required to complete work indicated on the plans. The work shall be performed in accordance with the best standards of practice relating to the various trades and under the continuous supervision of a competent foreman, capable of interpreting the plans and these specifications.

All local, municipal and state laws, and rules and regulations governing or relating to any portion of this work are hereby incorporated into and made a part of these specifications, and their provisions shall be carried out by the contractor. Anything contained in these specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these specifications and drawings call for or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these specifications and drawings shall take precedence.

Coordinate installation of all sprinkler materials, including pipe, so there shall be NO interference existing with or difficulty in planting shrubs, trees, ground covers, or existing or proposed utilities and other construction. The contractor shall obtain and pay for any and all permits and all inspections as required. Carefully note all established grades before commencing work. Restore any established grade changed during course of this work to original contours.

Before proceeding with any work, the contractor shall carefully check and verify all dimensions and quantities and shall immediately inform the Landscape Architect of any discrepancy between the drawings and/or the specifications and actual conditions. No work shall be done in any area where there is such a discrepancy until approval for same has been given by the landscape architect. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, etc., which may be required, to complete the irrigation system.

II. IRRIGATION MATERIALS

A. SUBSTITUTIONS

Irrigation materials shall be furnished in the quantities and/or spacing as shown or noted and shall be of the size and manufacture as indicated on the drawings and specifications. The contractor shall furnish irrigation articles, equipment materials, or processes specified by name in the drawings, and specifications. No substitution will be allowed without prior written approval by the landscape architect. Equipment or materials installed or furnished without the prior approval of the landscape architect may be rejected and the contractor required to remove such materials from the site at his own expense. Approval of any item, alternate or substitute indicates only that the product (s) apparently meet the requirements of the drawings and specifications on the basis of the information or samples submitted. Manufacturer's warranties shall not relieve the contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

B. PIPING

1. PVC Plastic Pipe: All plastic pipe to be installed shall be free from blisters, internal striations, dents, wrinkles, cracks, holes, foreign materials, and the interior wall shall be smooth and have a glass-like appearance. All pipe shall be marked continuously and permanently with the following information: Manufacturer's name, kind of pipe, material, size schedule or type, and manufacturer's quality control identification.

All main line (pressure) piping shall be type 1120-1220 PVC schedule 40, NSF approved - Lasco, Johns-Manville or approved equal. All main line PVC pipe fittings shall be type 1-11, schedule 40, NSF approved equal.

All lateral (Non-pressure) line piping shall be PVC type 1120-1220, Class 200 similar to Lasco, Johns-Manville or approved equal. All lateral PVC pipe fittings shall be type 1-11, Schedule 40, NSF approved - Lasco, Sloane, or approved equal.

All solvent shall be a type approved by the manufacturer of the pipe and fittings. Schedule 80 PVC threaded nipples to be used in riser assemblies.

2. Galvanized Pipe and Fittings: Where indicated on the drawings, use galvanized steel pipe ASA Schedule 40 mild steel screwed pipe. Fittings shall be medium galvanized screwed beaded malleable iron. Galvanized couplings may be merchant coupling.

C. CONTROL WIRE

Direct burial remote control wires shall be U.L. approved type U.F., minimum of 4/64 inch vinyl insulation. Consult valve manufacturer's current wire sizing chart for wire sizes required. Common return wire shall be white and pilot wire shall be red, orange or black. All splices shall be made with "scotch lok" #3577 connector sealing packs, or approved equal.

D. SPRINKLER HEADS, REMOTE CONTROL VALVES, AUTOMATIC CONTROLLER, QUICK COUPLER

Shall be of type, size, and location as noted and indicated on the drawings. Remote Control Valves and Quick Couplers shall be located a maximum of 12" from curb, walk, or headerboard.

E. BACKFLOW PREVENTION

Backflow preventers as designated on the drawings or as approved by the local governing body. Do Not locate in lawn areas. Unit shall be screened with plant material shown on the planting plan in the location of the backflow preventor or elsewhere on site when directed by the landscape architect to screen unit. No PVC Piping shall be used in backflow preventor assemblies.

F. VALVE BOXES

Control valve boxes shall be Ametek No. 10-70-00 with green cover lid No. 10-173-004 (or equal) (extensions if required to be installed).

III. IRRIGATION INSTALLATION

A. PHYSICAL LAYOUT

Prior to installation, contractor shall stake out all pressure supply lines, routing, and location of sprinkler heads. All layout shall be approved by landscape architect prior to installation. If equipment is incorrectly located without said approval, it is the contractors responsibility to relocate it as per the landscape architects directions without additional cost.

Connect sprinkler irrigation system to point of connection, as indicated on drawings. Connections shall be made at approximate locations shown on drawings. Contractor is responsible for changes caused by actual site conditions.

B. TRENCHING & BACKFILLING

Excavation shall include the removal of all water and materials or obstructions of any nature that would interfere with the work. All excess and waste materials resulting from the trenching operations shall be removed from the site.

Dig trenches straight and support pipe continuously on bottom of ditch. Lay pipe to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted.

Provide minimum cover of eighteen (18) inches for all pressure supply lines. Provide minimum cover of fifteen (15) inches for all non-pressure lines as indicated on the drawings. Provide minimum cover of twenty-four (24) inches over all pipe under vehicular ways. Provide minimum cover of eighteen (18) inches for all control wiring.

Provide three (3) inch sand backfill all sides of PVC pipe where soils contain greater than 50% rocks or other material 1/2" or larger in diameter within native backfill material.

Compact backfill for trenching to a dry density equal to adjacent undisturbed soil in planting areas and to 90% in paved areas. Conform to adjacent grades without dips, sunken areas, humps or other irregularities. Place initial backfill on all lines of a fine granular material, no foreign matter larger than one-half (1/2) inch in size will be permitted. If settlement occurs and adjustments in pipe, valves, sprinkler heads, lawn or planting, or other construction are necessary, the contractor shall make all required adjustments without cost to the owner.

C. HANDLING OF PIPE

PVC pipe shall be installed so that there will be a small amount of excess length in the line to compensate for contraction and expansion of the pipe. This shall be accomplished by "snaking" the line in the trench during the time of installation.

Handling and assembly of pipe, fittings, and accessories shall be by skilled tradesmen using approved methods and tools and exercising care to prevent damage to materials or equipment. Interior of pipes, fittings, and accessories shall be kept clean at all times, and all openings in piping runs shall be closed at the end of work each day, to prevent the entry of foreign materials. Bending of galvanized steel pipe will not be permitted.

Jointing in general, shall be performed by competent tradesmen specially trained in the type of work required and using tools and equipment recommended by the manufacturers of the pipe, fittings, or equipment. The contractor shall take every precaution to secure a permanent, water-tight joint between each length of pipe and all jointing procedures and methods adopted by the contractor shall be in strict accordance with the recommendations of the manufacturer of the jointing material used. All pipe shall be cut straight and true. After cutting, the ends shall be reamed out to the full inside diameter of the pipe. In changing pipe depths, 45° elbows shall be used.

D. SPRINKLER HEADS

The contractor shall install turf heads where adjacent to fixed objects such as headerboards, curbs, or mowing strips, so that powered edging tools can pass between the turf head and the fixed object without difficulty. All shrub heads shall be located a minimum of twelve (12) inches from back of curbs and edge of walkways; when shrub head is mounted above grade on a riser.

E. CONTROL VALVES

Electric, normally closed angle control valves shall be installed as indicated on the plans and as specified by the manufacturer. Valves shall be set in vertical position and housed in an Ametek or equal valve box with removable cover, which is to be flush with finished grade and installed in a shrub area, wherever possible.

F. FLUSHING & VALVES

Flushing shall be done by removing heads and operating the system at full pressure until all rust, scale, sand, etc., is removed. Water used for flushing shall be diverted to prevent ponding or soil erosion.

Testing of piping shall be performed under full pressure, with risers capped for a period of two hours. The pipe shall be inspected for any leaks. Any leakage discovered during the tests shall be corrected and the test repeated until satisfactory. Sprinklers shall be tested, (1) to determine that they function according to manufacturer's data, and (2) to determine that the installation will provide design coverage.

The contractor shall not allow or cause any of his work to be covered up or enclosed until it has been inspected, tested, and approved by the landscape architect. Should any work be closed or covered up before such inspection and tests are satisfactorily completed, the contractor shall, at his own expense, uncover the work, and after it has been inspected, tested and approved, he then shall make all repairs with such materials as may be necessary to restore all work disturbed by him to its original and proper condition.

G. ELECTRICAL WORK

All electrical work shall be done in accordance with the National Electric Code, the State of California Electrical Safety Orders, as well as other applicable state and local codes and regulations. The landscape contractor shall be responsible for the coordination of all electrical service connections to the controller.

H. AS-BUILT DRAWINGS

The contractor shall furnish the owner with a set of "As-Built" drawings (reproducible sepias) of the Irrigation System at the conclusion of the installation. Said plan shall indicate all changes made to the irrigation system design. Sepias may be obtained for said use from the Landscape Architect at the cost of reproduction plus twenty five percent.

IV. FINAL INSPECTION AND GUARANTEE

The contractor shall furnish the owner with two sets of valve keys and service wrenches for each type of valve and sprinkler head installed in the system plus two quick coupler valve keys, two hose swivels compatible with the quick coupler valves installed, and two keys to open automatic controller cabinet.

Upon completion of work, the contractor shall remove excess materials, rubbish, debris, etc., and his construction and installation equipment from the premises.

The final inspection of the work shall be made by the landscape architect in the presence of the contractor at the time the work is completed. Notification shall be made by the contractor forty-eight hours in advance of such inspection.

The contractor shall guarantee that the sprinkler irrigation system he has furnished and installed is free from defects in materials and workmanship, and the work has been completed in accordance with the drawings and specifications, ordinary wear and tear unusual abuse or neglect excepted. He agrees to repair or replace any defects in material or workmanship, any settling of backfilled trenches, which may develop during the period of one year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the owner. He shall make such repairs or replacements, including complete restoration of all damaged planting, paving, or other improvements of any kind, within a reasonable time, as determined by the owner, after receipt of written notice. In the event of his failure to make such repairs or replacements within a reasonable time after receipt of such notice from the said repairs or replacements shall be made at the expense of the contractor by others.

NOT FOR CONSTRUCTION
FOR BIDDING ONLY

PARK and RECREATION
CITY OF ROSEVILLE
JUN23 1981
Rec'd By
Filed By App.

hala
ROBERT D. HASLITZEL, ASLA
LANDSCAPE ARCHITECT
HOFFMAN ASSOCIATES
LANDSCAPE ARCHITECTURE INC
2151 HOWE AVENUE, SUITE A
SACRAMENTO, CA 95825
916 971-1110

LANDSCAPE IMPROVEMENT PLANS FOR
EAST ROCKY RIDGE DRIVE
JOHNSON RANCH UNIT NO. 1, CITY OF ROSEVILLE

LANDSCAPE
EAST ROCKY RIDGE DRIVE
JOHNSON RANCH UNIT NO. 1, CITY OF ROSEVILLE
COKER • KROEGER REAL ESTATE INC. ROSEVILLE CALIF.

LANDSCAPE IRRIGATION SPECIFICATIONS AND DETAILS

JOB NO	DATE	DRAWN	REV. 1	REV. 2
17187	5.8.81	DM/	5.21.81	

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OF 4
SHEET

ROADSIDE LANDSCAPE PROJECT

CITY OF ROSEVILLE PARKS & RECREATION DEPARTMENT

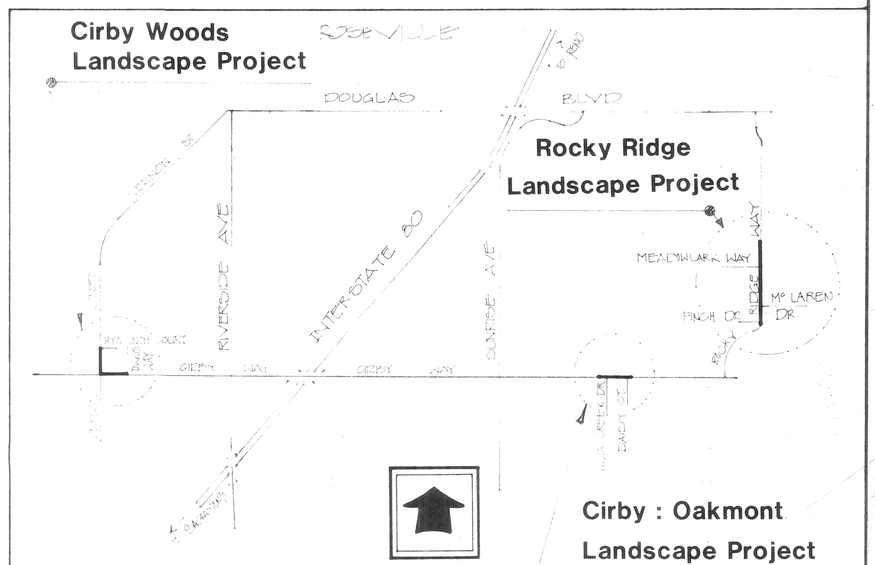
CIRBY WOODS I, LANDSCAPE	001-400-6716-6076	SHT. L-1 TO L-2
CIRBY-OAKMONT MEADOWS LANDSCAPE	001-400-6714-6076	SHT. L-3 TO L-4
ROCKY RIDGE LANDSCAPE	001-400-6715-6076	SHT. L-5 TO L-8

SHEET INDEX

PAGE	TITLE
L-1	CIRBY WOODS I LANDSCAPE PLAN
L-2	CIRBY WOODS I IRRIGATION PLAN
L-3	CIRBY-OAKMONT LANDSCAPE PLAN
L-4	CIRBY-OAKMONT IRRIGATION PLAN
L-5	ROCKY RIDGE LANDSCAPE PLAN
L-6	ROCKY RIDGE IRRIGATION PLAN
L-7	ROCKY RIDGE SHADING PLAN

FOR BIDDING ONLY NOT FOR CONSTRUCTION

NOTE: THE SPECIAL PROVISIONS, NOTICE TO CONTRACTORS, PROPOSAL AND CONTRACT IS PART OF THESE PLANS



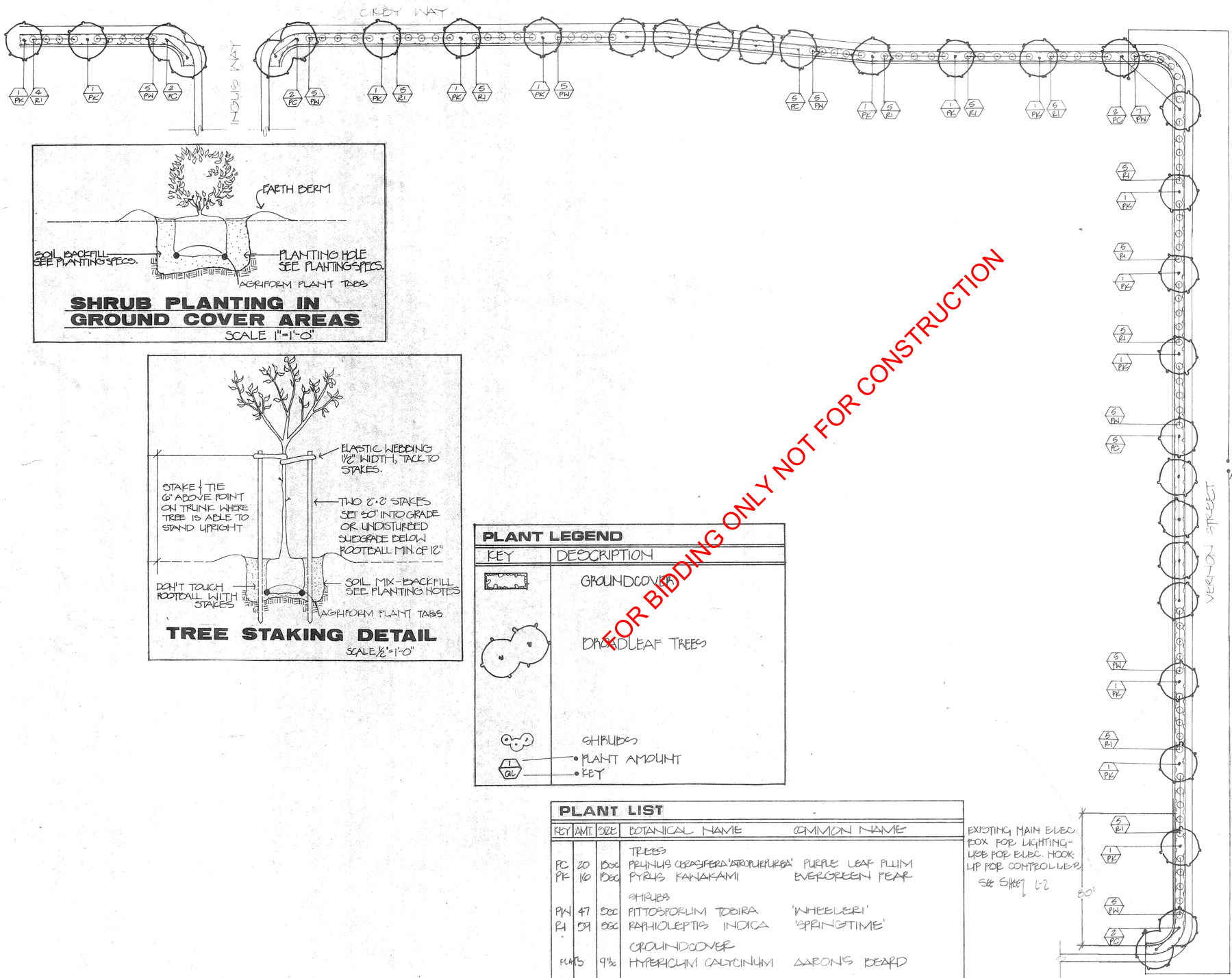
DRWG. NO.	
JOB NO.	
SCALE	
DATE	

NO	DATE	REVISION	BY	APPR.

FIELD BOOK
DESIGNED
DRAWN
CHECKED
APPROVED

CITY OF ROSEVILLE
DEPARTMENT OF PUBLIC WORKS
DIRECTOR OF PUBLIC WORKS

LANDSCAPE PLAN



SHRUB PLANTING IN GROUND COVER AREAS
SCALE 1"=1'-0"

TREE STAKING DETAIL
SCALE ½"=1'-0"

PLANT LEGEND

KEY	DESCRIPTION
	GROUNDCOVER
	BROADLEAF TREES
	SHRUBS
1 GL	PLANT AMOUNT / KEY

PLANT LIST

KEY	AMT.	SIZE	BOTANICAL NAME	COMMON NAME
			TREES	
PC	20	15GC	PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE LEAF PLUM
PK	16	15GC	PYRUS KANAKAMI	EVERGREEN PEAR
			SHRUBS	
PW	47	2GC	PITTOSPORUM TOBIRA	'WHEELERI'
R1	59	5GC	RAPHIOLEPTIS INDICA	'SPRINGTIME'
			GROUNDCOVER	
FLATS		9½	HYPERICUM CALYCINUM	AARON'S BEARD

FOR BIDDING ONLY NOT FOR CONSTRUCTION

REVISIONS	BY

RUDY YADAO • ASSOC.
L.A. 1520
(916) 444-3018
1990 THIRD STREET
SACRAMENTO CALIF. 95814
LANDSCAPE ARCHITECT

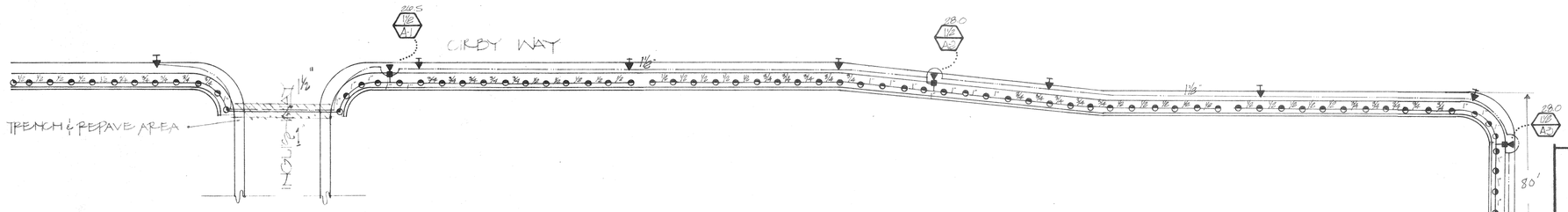
RY

CIRBYWOOD I
ROSEVILLE, CALIFORNIA

DATE 7-27-81
SCALE 1"=30'-0"
DRAWN T. KANE
JOB 81-13
SHEET L-1
OF 8 SHEETS

DATAPRINT CORP. 400 LITTLEFIELD AVE. SO. SAN FRANCISCO CA 94080
DATAPRINT STOCK/DRAFTING FORM NO. 101-34 (PLAIN TRACING VELLUM) & FORM NO. 101-35 (8 X 8 PADEOUT CHIO)

IRRIGATION PLAN



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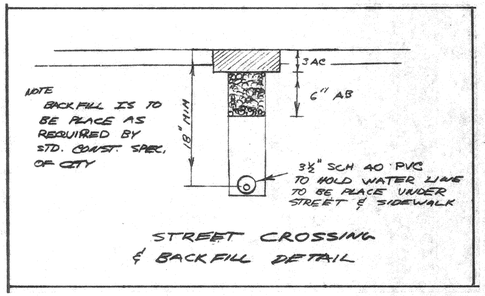
IRRIGATION LEGEND

KEY	DESCRIPTION MODEL
	PRESSURE VACUMN BREAKER SMPA 1½"
1½ A-2	VALVE SIZE / CONTROL STATION
	QUICK COUPLING VALVE RAINBIRD 44 WITH LOCK TOPO
	AUTOMATIC CONTROLLER RAINBIRD DIGITAL PEDESTAL MOUNT CIC-8
	REMOTE CONTROL VALVE RAINBIRD EP SERIES
	1¼"& 1½" U.N.O. MAIN LINE SCH 40 W/SCH 40 FITTINGS
	LATERAL LINES cl 160 W/SCH 40 FITTINGS
	SHRUB HEAD , GITH., , HALF, TORO 570 LOW GALLONAGE.

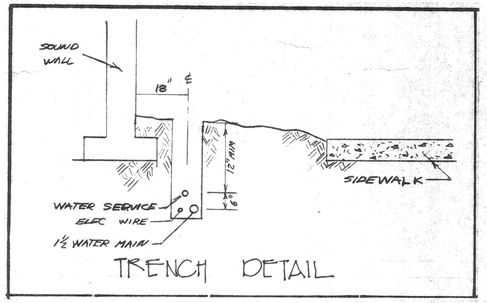
NOTE: ALL PIPE LINES UNDER PAVED AREAS TO BE SCH 40

POINT OF CONNECTION

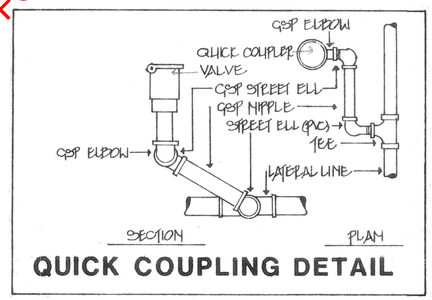
METER INSTALLATION BY ROSEVILLE WATER DEPARTMENT



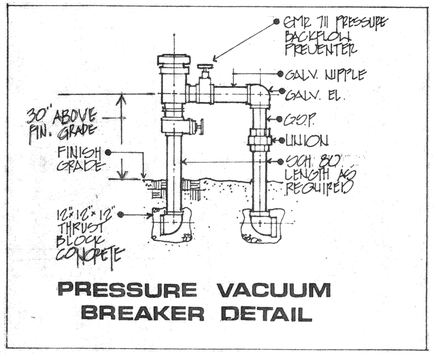
STREET CROSSING & BACKFILL DETAIL



TRENCH DETAIL

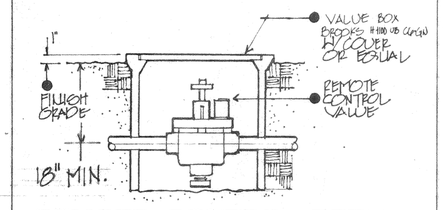


QUICK COUPLING DETAIL

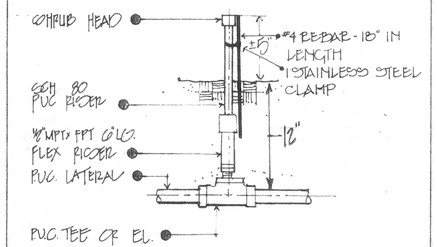


PRESSURE VACUUM BREAKER DETAIL

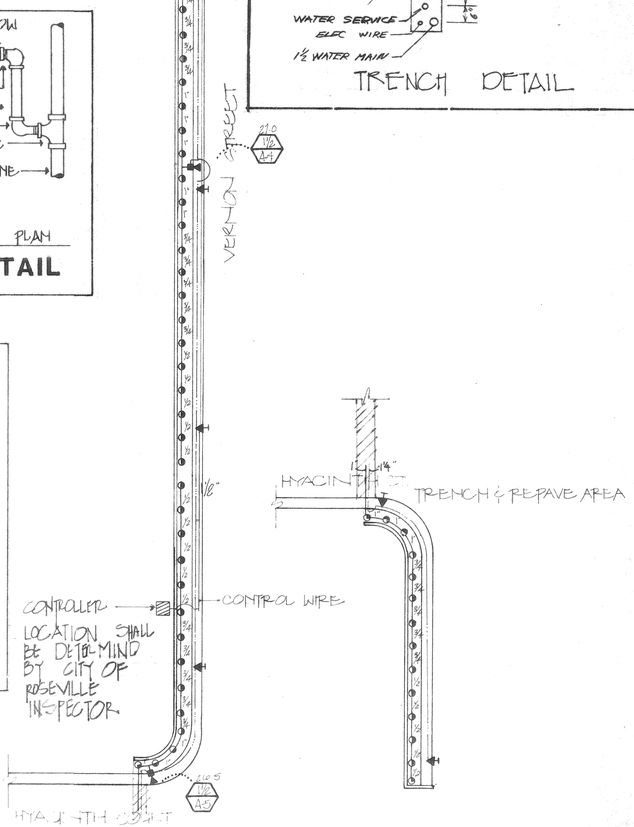
- ALL WIRE TO BE INSTALLED AS PER LOCAL CODE
- TAPE AND BUNDLE EVERY TEN FEET
- PROVIDE 18" EXPANSION LOOP AT EACH WIRE CONNECTION IN VALVE BOX



REMOTE CONTROL DETAIL



TYP. SHRUB DETAIL



FOR BIDDING ONLY NOT FOR CONSTRUCTION

REVISIONS	BY
1-21-83	RY

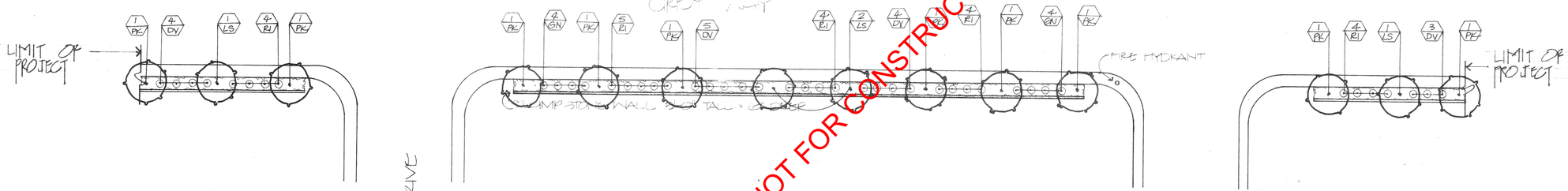
RUDY YADAO·ASSOC.
L.A. 1526
(916) 444-3018
1990 THIRD STREET
SACRAMENTO CALIF. 95814
LANDSCAPE ARCHITECT

RY

CIRBYWOOD I
ROSEVILLE, CALIFORNIA

DATE 7-27-81
SCALE 1"= 30'-0"
DRAWN T. KANE
JOB 81-13
SHEET L-2
OF 8 SHEETS

DATAPRINT COMP.800 LITTLEFIELD AVE. SO. SAN FRANCISCO, CA. 94080
DATAPRINT STOCK DRAFTING FORM NO. 101-54 (PLAIN TRACING VELLUM) & FORM NO. 101-55 (18 X 8 FADEOUT GRID)



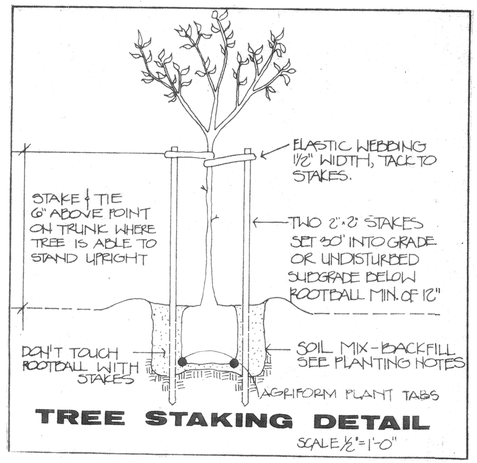
FOR BIDDING ONLY NOT FOR CONSTRUCTION

PLANT LIST

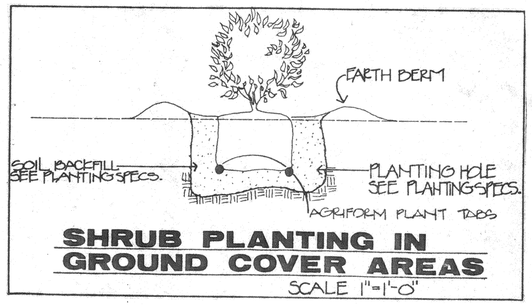
KEY	AMT	SIZE	BOTANICAL NAME	COMMON NAME
			TREES	
LS	4	15GC	LIQUIDAMBER STYRACIFLUA	AMERICAN SWEETGUM
PK	10	15GC.	PYRUS KAWAKAMI	EVERGREEN PEAR.
			SHRUBS	
DV	16	5GC	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAF DODONEA
GN	8	5GC	GREVILLEA NOELII	GREVILLEA
RI	21	5GC	RAPHIOLEPIS INDICA	'SPRINGTIME'
			GROUNDCOVER	
		9"@4'	HYPERICUM CALYCINUM	AARON'S BEARD

PLANT LEGEND

KEY	DESCRIPTION
	GROUNDCOVER
	BROADLEAF TREES
	SHRUBS
1 / GL	PLANT AMOUNT / KEY



TREE STAKING DETAIL
SCALE ½"=1'-0"



SHRUB PLANTING IN GROUND COVER AREAS
SCALE 1"=1'-0"

LANDSCAPE PLAN

RUDY YADAO · ASSOC.
L.A. 1520
1530 THIRD STREET
SACRAMENTO CALIF. 95814
LANDSCAPE ARCHITECT

REVISIONS	BY

CIRBY-OAKMONT
ROSEVILLE, CALIFORNIA

DATE 7-27-81
SCALE 1" = 30'-0"
DRAWN T. KANE
JOB 81-12
SHEET L-3
OF 8 SHEETS

DATAPRINT CORP 4000 LITTLEFIELD AVE SO SAN FRANCISCO CA 94080
DATAPRINT STOCKDRAFTING FORM NO. 101-34 (PLAIN TRACING VELLUM) & FORM NO. 101-35 (X X Y FADEOUT GRID)

IMPROVEMENT PLAN - GENERAL NOTES

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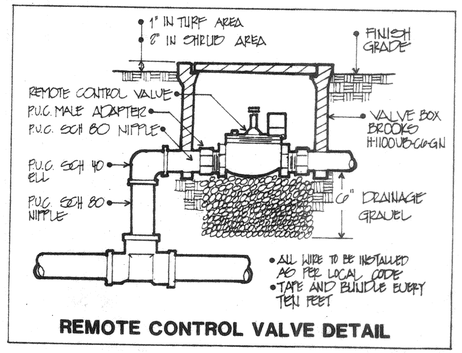
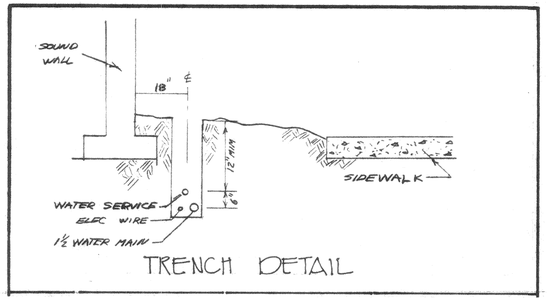
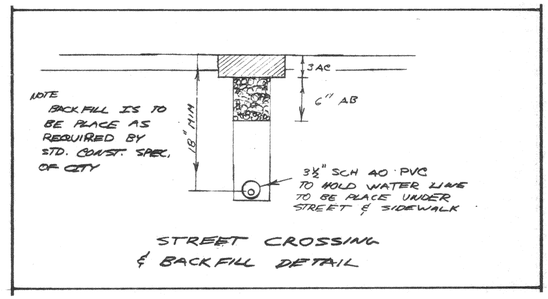


REMOTE CONTROL VALVE DETAIL



TRENCH DETAIL

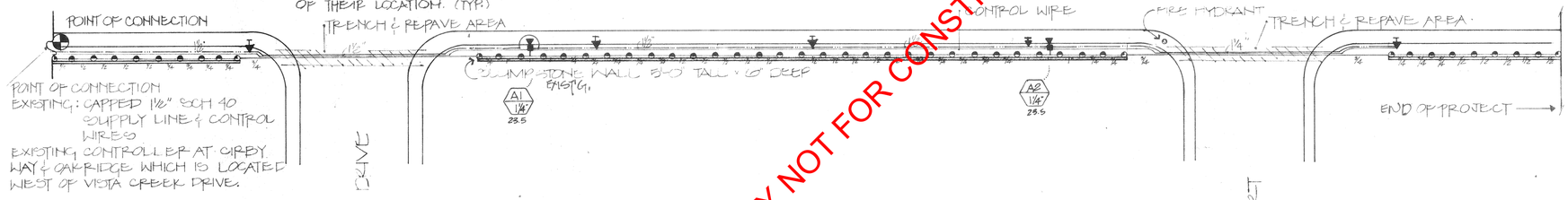


STREET CROSSING & BACKFILL DETAIL

ATTACH PROPOSED VALVES TO EXISTING CAPPED 1½" SCH 40 MAIN SUPPLY LINE & PROPOSED CONTROL WIRES. THESE ARE CONNECTED TO THE AUTOMATIC CLOCK AT WEST CORNER OF CIRBY WAY & OAKRIDGE.

NOTE: CITY IS RESPONSIBLE TO LOCATE ALL EXISTING UTILITIES WHERE THEY MAY CONFLICT WITH NEW STREET CONDUITS AND TO NOTIFY CONTRACTOR OF THEIR LOCATION. (TYP.)

CIRBY WAY



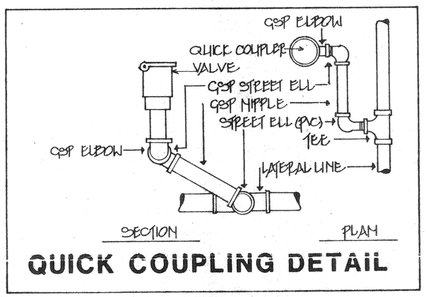
POINT OF CONNECTION EXISTING: CAPPED 1½" SCH 40 SUPPLY LINE & CONTROL WIRES

EXISTING CONTROLLER AT CIRBY WAY & OAKRIDGE WHICH IS LOCATED WEST OF VISTA CREEK DRIVE.

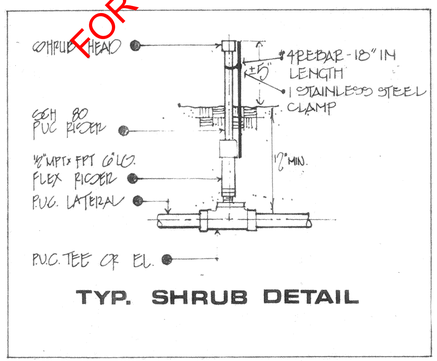
VISTA CREEK DRIVE

DANST COURT

FOR BIDDING ONLY NOT FOR CONSTRUCTION



QUICK COUPLING DETAIL



TYP. SHRUB DETAIL

NOTE: ALL PIPE LINES UNDER PAVED AREAS TO BE SCH 40

IRRIGATION LEGEND

KEY	DESCRIPTION	MODEL
1½ / A2	VALVE SIZE / CONTROL STATION	
	QUICK COUPLING VALVE WITH LOCK TOP	RAINBIRD 44 SERIES
	REMOTE CONTROL VALVE	RAINBIRD EP SERIES
	1½" & UNDER MAIN LINE SCH 40 W/SCH 40 FITTINGS	
	LATERAL LINES cl 160 W/SCH 40 FITTINGS	
	SHRUB HEAD, GPM., , HALF	TORO 570 SERIES .5 1.0

IRRIGATION PLAN

REVISIONS	BY
1-2-83	HH

RUDY YADAO ASSOC.
L.A. 1520
(916) 444-3018
1990 THIRD STREET
SACRAMENTO CALIF. 95814
LANDSCAPE ARCHITECT

RY

CIRBY-OAKMONT
ROSEVILLE, CALIFORNIA

DATE 7-27-81
SCALE 1" = 30'-0"
DRAWN T. KANE
JOB 81-12
SHEET L-4
OF 8 SHEETS

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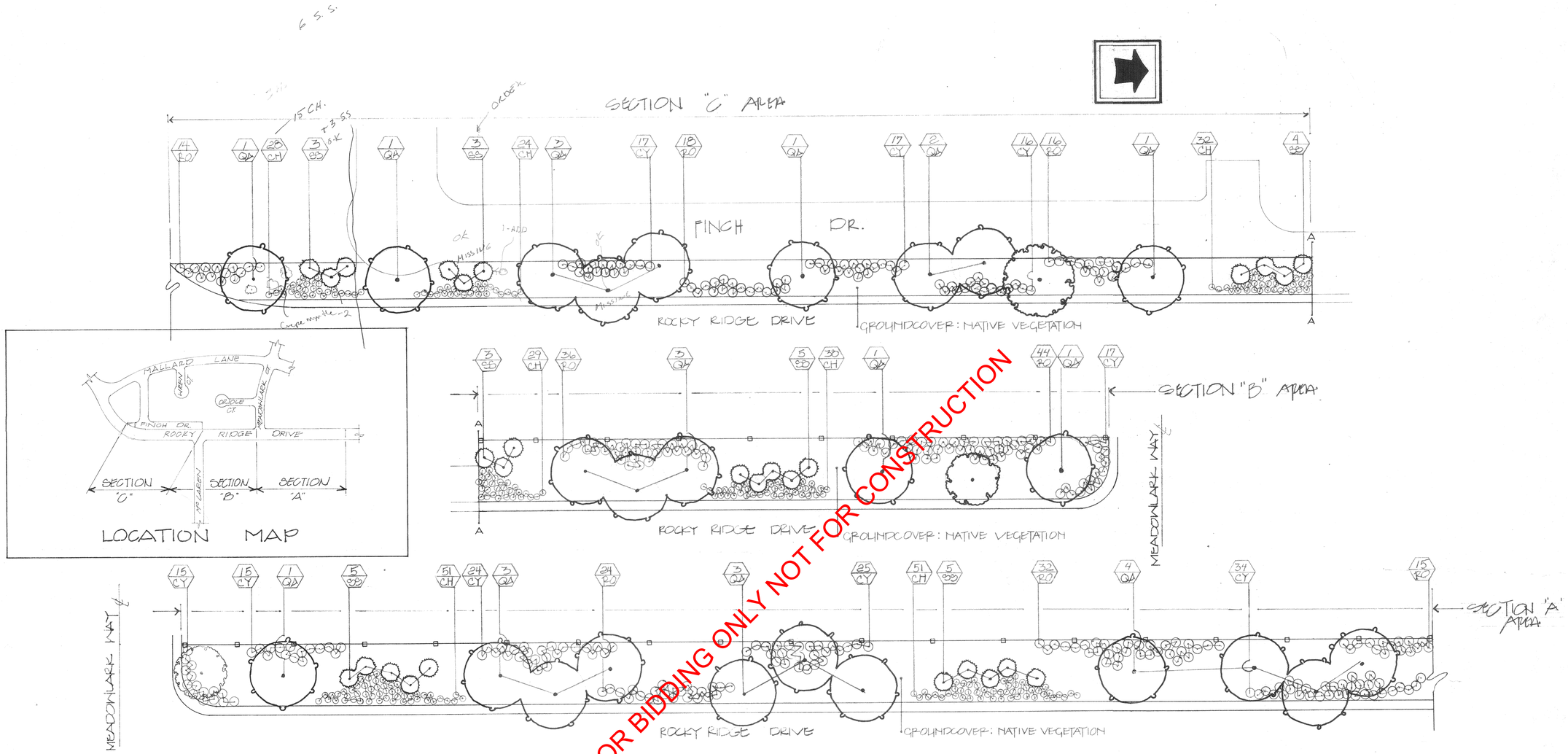
DATAPRINT STOCKDRAFTING FORM NO. 101-24 (PLAIN TRACING VELLUM) & FORM NO. 101-93-18 & 8 FADEOUT GRID)



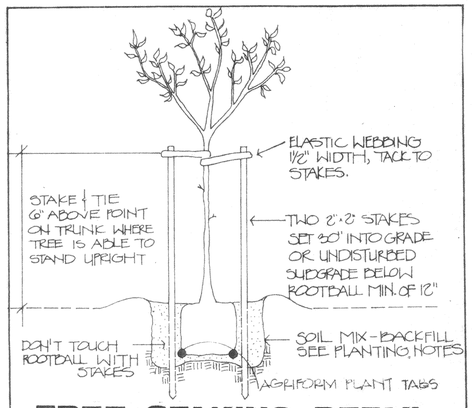
FOR BIDDING ONLY NOT FOR CONSTRUCTION

PLANT LIST

KEY	AMT.	SIZE	BOTANICAL NAME	COMMON NAME
			TREES:	
QA	25	15GC	QUERCUS AGRIFOLIA	COAST LIVE OAK
SS	28	15GC	SEQUOIA SEMPERVIRENS	COAST REDWOOD
			SHRUBS:	
CH	267	1GC	CEANOTHUS GRIS. HORIZ.	CARMEL CREEPER
CY	182	5GC	CEANOTHUS GRIS. HORIZ.	YANKEE POINT
RO	206	5GC	RHUS OVATA	SUGAR BUSH
			GROUNDCOVER: NATIVE VEGETATION	

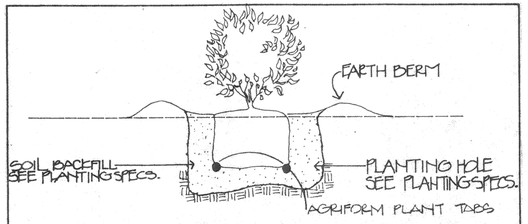
PLANT LEGEND

KEY	DESCRIPTION
	EXISTING TREES
	BROADLEAF TREES
	CONIFER TREES
	SHRUBS
1 QL	PLANT AMOUNT
	KEY



TREE STAKING DETAIL

SCALE ½"=1'-0"



SHRUB PLANTING IN GROUND COVER AREAS

SCALE 1"=1'-0"

LANDSCAPE PLAN

REVISIONS	BY
1-20-83	

RUDY YADAO · ASSOC.
L.A. 1520 (916) 444-3018
1990 THIRD STREET
SACRAMENTO CALIF. 95814
LANDSCAPE ARCHITECT

RY

ROCKYRIDGE
ROSEVILLE, CALIFORNIA

DATE 7-27-81
SCALE 1"=50'-0"
DRAWN PMR
JOB 81-14
SHEET L-5
OF 8 SHEETS

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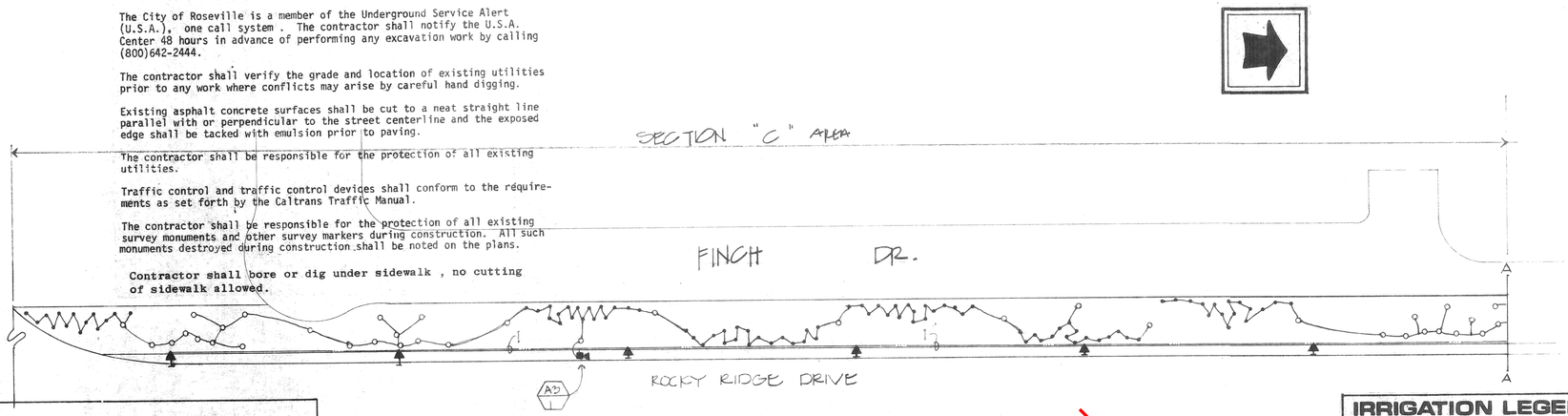
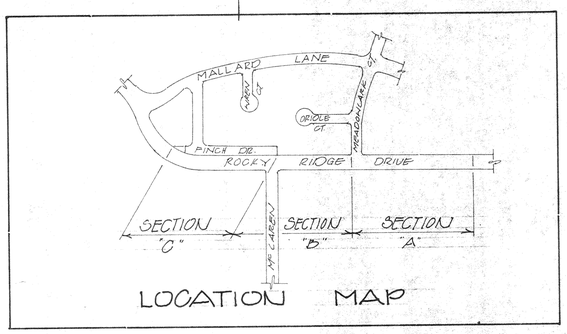
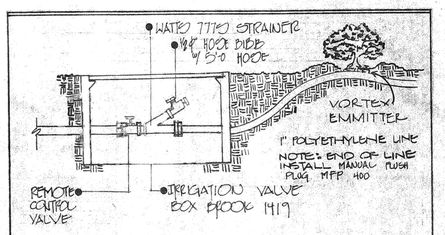


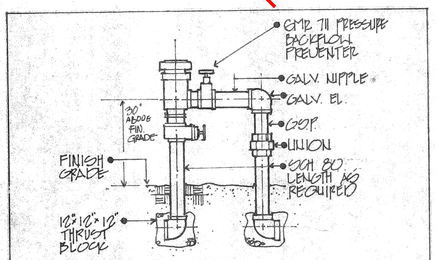


IRRIGATION LEGEND - DRIP SYSTEM

KEY	DESCRIPTION	MODEL
	PRESSURE VACUMN BREAKER 1" SMB	
1½ / A2	VALVE SIZE / CONTROL STATION	
	QUICK COUPLING VALVE RAINBIRD 44 SERIES LOCK TOP	
	AUTOMATIC CONTROLLER - TO BE CONNECTED TO EXISTING ELECTRICAL LINES FOR LIGHTS PEDESTAL MOUNT	RAINBIRD CIC-6
	REMOTE CONTROL VALVE SEE DETAIL	EP-100-F-PRS
	2" MAIN LINE CL 315 W/SCH 80 FITTINGS	
	1½" & UNDER MAIN LINE SCH 40 W/SCH 40 FITTINGS	
	½" FEEDER LINES POLYETHYLENE LINE	
•	RAINBIRD EMITTER	EM-J10
o	RAINBIRD EMITTER	EM-TR6

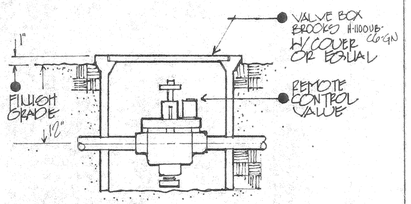


DRIP IRRIGATION SYSTEM
NO SCALE

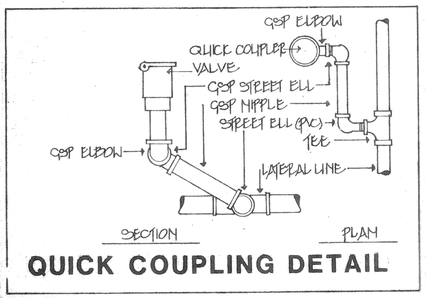


PRESSURE VACUUM BREAKER DETAIL

- ALL WIRE TO BE INSTALLED AS PER LOCAL CODE
- TAPE AND BUNDLE EVERY TEN FEET
- PROVIDE 18" EXPANSION LOOP AT EACH WIRE CONNECTION IN VALVE BOX



REMOTE CONTROL DETAIL



QUICK COUPLING DETAIL

DRIP SYSTEM

IRRIGATION PLAN

FOR BIDDING ONLY NOT FOR CONSTRUCTION

REVISIONS	BY
1-20-83	RM

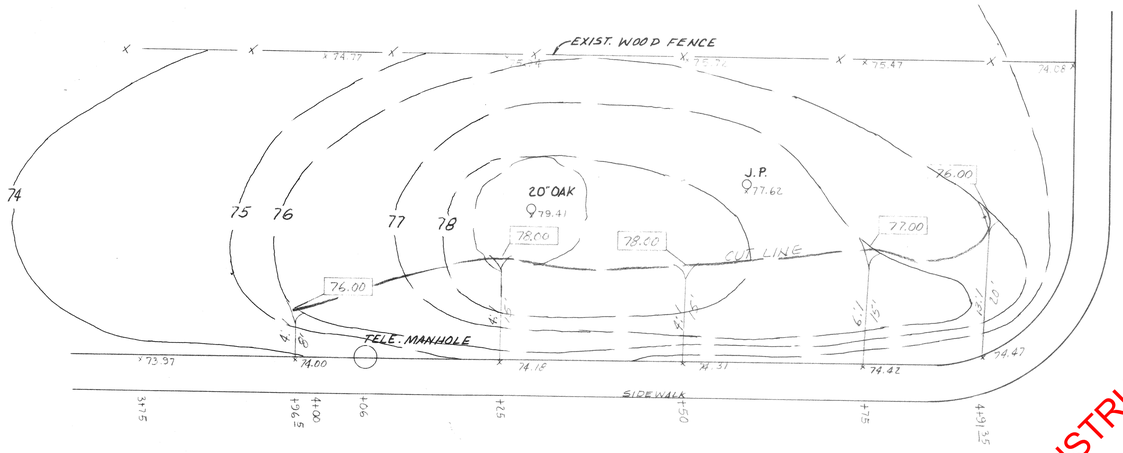
RUDY YADAO-ASSOC.
L.A. 1520
(916) 444-3018
1990 THIRD STREET
SACRAMENTO CALIF. 95814
LANDSCAPE ARCHITECT

RY

ROCKYRIDGE
ROSEVILLE, CALIFORNIA

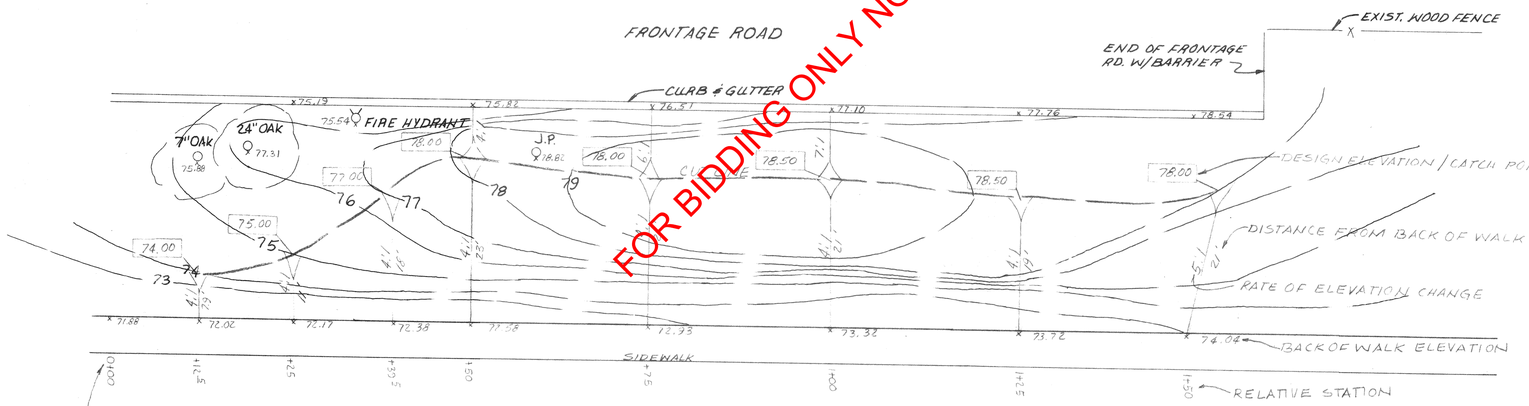
DATE	7.27.81
SCALE	1" = 50'-0"
DRAWN	PMR
JOB	81-14
SHEET	L-6
OF	8 SHEETS

DATAPRINT CORP. 400 LITTLEFIELD AVE. SO. SAN FRANCISCO CA. 94080
DATAPRINT STOCKDRAFTING FORM NO. 101-54 (PLAIN TRACING VELLUM) & FORM NO. 101-55 (8 X 8 FADEOUT GRID)



MEADOWLARK WAY

5+27.75



NOTE:
STATIONING WAS SET AT 0+00 AT ORANGE PAINT MARK ON FACE OF CURB. DISTANCE FROM ℄ OF MEADOWLARK WAY IS 527.5 FT.

ROCKY RIDGE DR.

NOTE:
CONTOURS REPRESENT EXISTING GROUND.

FOR BIDDING ONLY NOT FOR CONSTRUCTION

NUMBER	DATE	DESCRIPTION	BY
8			
7			
6			
5			
4			
3			
2			
1			

REVISION BLK.

BENCHMARK ELEVATION: ASSUMED DTE.CO.
ASSUMED SAID ELEVATION ON SPIKE IN JOINT POLE LOCATED 25' WEST OF BACK OF WALK APPROXIMATELY 280' SOUTH OF MEADOWLARK WAY

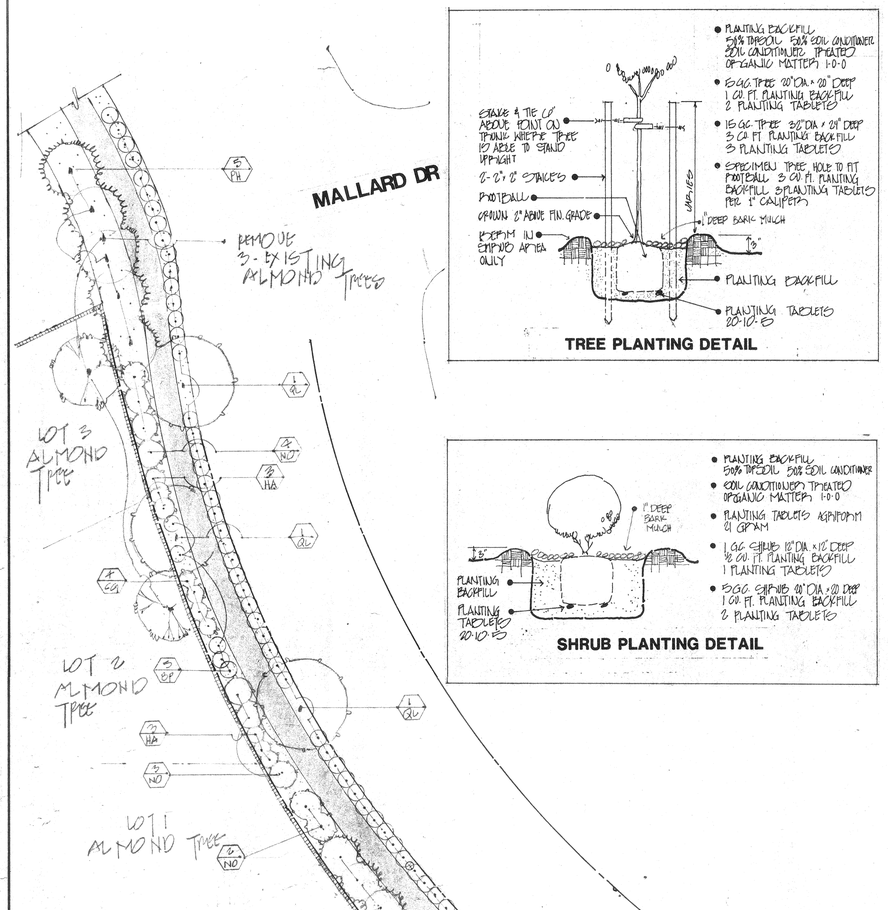
G W CONSULTING ENGINEERS
PLANNING • ENGINEERING • SURVEYING
2400 GLENDALE LANE • SACRAMENTO, CALIFORNIA 95825
(916) 488-1720

DRAWN BY: J.C.L.
DESIGNED BY: J.C.L.
CHECKED BY:
SUBMITTED BY:
RCE NO.

SCALE:
HORIZONTAL 1" = 10'
VERTICAL 1" =

LANDSCAPE GRADING PLAN
ROCKY RIDGE RD. & MEADOWLARK WAY
CITY OF ROSEVILLE

BRUNING 36331



PLANT LEGEND

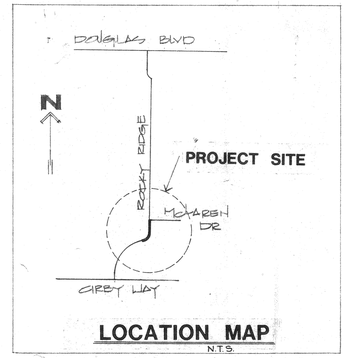
KEY	DESCRIPTION
	BROADLEAF TREES
	CONIFER TREES
	SHRUBS
5 / 1-5	PLANT AMOUNT / KEY

PLANT LIST

KEY	AMOUNT	SIZE	BOTANICAL NAME COMMON NAME
			SHRUBS
CG	22	1 GAL	CEANOTHUS GRISEUS HORIZONTAL ..... YANKEE POINT
CM	17	1 GAL	COTONEASTER MICROPHYLLA ..... ROCKSPRAY COTONEASTER
HA	20	1 GAL	HETEROMELES ARBUTIFOLIA ..... TOYON
BP	209	1 GAL	BACCHARIS PILULARIS ..... DWARF COYOTE
NO	25	5 GAL	NERIUM OLEANDER ..... OLEANDER "MRS. ROEDING"
			TREES
PH	23	15 GAL	PINUS HALEPENSIS ..... ALEPPO PINE
QL	11	15 GAL	QUERCUS LOBATA ..... VALLEY OAK

PREFABRICATED WALL

See pages 82-89 of Contract Drawings and Specifications for Rocky ridge Landscape (East Side - South of McLaren)



LOCATION MAP
N.T.S.

FOR BIDDING ONLY NOT FOR CONSTRUCTION

LANDSCAPE PLAN

SCALE 1" = 20'-0"

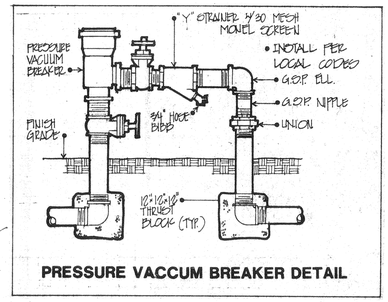
RUDY YADAO ASSOC.
L.A. 1520
1919 21st. STREET
SACRAMENTO CALIF. 95814
(916) 456-2098
LANDSCAPE ARCHITECT

REVISIONS	BY
1 10/24/85	HH
2 11/7/85	HH

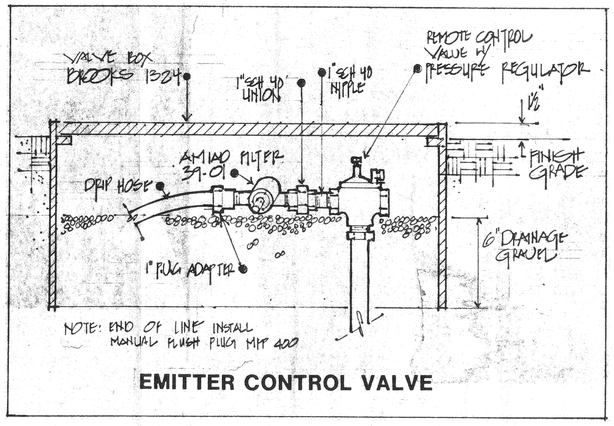
ROCKY RIDGE DRIVE
ROSEVILLE, CALIFORNIA

DATE 11/4/85
SCALE 1/8" = 1'-0"
DRAWN RY
JOB 85-1
SHEET L-1
OF 2 SHEETS

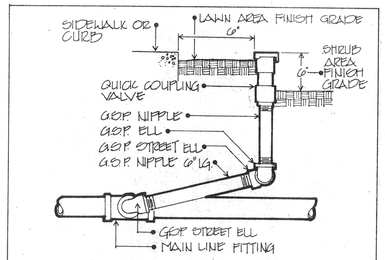
D.STAMPINT CORP. 2444 CITY LITHO AVE. SO. SAN FRANCISCO, CA 94080
STOCK DRAFTING FORM NO. 180-24



PRESSURE VACCUM BREAKER DETAIL



EMITTER CONTROL VALVE



QUICK COUPLING VALVE DETAIL

IMPROVEMENT PLAN - GENERAL NOTES

All workmanship and materials shall conform to the Roseville Improvement Standards, the Standard Specifications, the special provisions, and these plans.

The City of Roseville is a member of the Underground Service Alert (U.S.A.), one call system. The contractor shall notify the U.S.A. Center 48 hours in advance of performing any excavation work by calling (800) 642-2444.

The contractor shall verify the grade and location of existing utilities prior to any work where conflicts may arise by careful hand digging.

~~Existing asphalt concrete surfaces shall be cut to a neat straight line parrallel with or perpendicular to the street centerline and the exposed edge shall be tacted with emulsion prior to paving.~~

The contractor shall be responsible for the protection of all existing utilities.

Traffic control and traffic control devices shall conform to the requirements as set forth by the Caltrans Traffic Manual.

The contractor shall be responsible for the protection of all existing survey monuments and other survey markers during constuction. All such monuments destroyed during construction shall be noted on the plans.

Contractor shall bore or dig under sidewalk, no cutting of sidewalk allowed.

IRRIGATION LEGEND

KEY	DESCRIPTION
	PRESSURE VACCUM BREAKER 1" SMR SERIES 701 INSTALL TO MANUFACTURES SPECS AND LOCAL CODES
	REMOTE CONTROL VALVE RAINBIRD EP 100-P PBS (SET AT 25 P.S.I.
	3/4" FEEDER LINES POLYETHYLENE LINE
	EMITTER DISTRIBUTION TUBING, USE TO DIRECT WATER TO PLANTER BASIN RAINBIRD 8000
	AUTOMATIC CONTROLLER IRRI-TROL MC-4 PEDESTAL MOUNTED INSTALL TO MANUF. SPECS & LOCAL CODES
	QUICK COUPLING VALVE RAINBIRD 44 SERIES W/ LOCKING CAP
	TREE EMITTER RAINBIRD EMTREE
	SHRUB EMITTER RAINBIRD EM M10
	1" MAIN LINE CL 315 W/ SCH 80 FITTINGS

IRRIGATION PLAN

SCALE 1" = 20'-0"

FOR BIDDING ONLY NOT FOR CONSTRUCTION

RUDY YADAO ASSOC.
L.A. 1520
(916) 456-2099
1517 21st. STREET
SACRAMENTO CALIF. 95814
LANDSCAPE ARCHITECT

REVISIONS | BY

ROCKY RIDGE DRIVE

DATE
SCALE
DRAWN
JOB
SHEET
OF SHEETS

DATAPRINT CORP. 200 LITTLEFIELD AVE. SO. SAN FRANCISCO, CA 94080
STOCKDRAFTING FORM NO. 100-56

END OF APPENDIX B

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Rocky Ridge Dr & Johnson Ranch Dr, Roseville, CA, 95661, USA



June 11, 2025

All the green lines represent where we have underground cable; the squares are either vaults, pedestals, or lockboxes most of which contain Comcast equipment. The red lines represent aerial cables and the red circles are poles with Comcast equipment.

- Aerial
- Underground
- UUTILITY_CLOSET
- VAULT
- PEDESTAL
- ALOCK_BOX
- DROPPOLE

Red X's are either drop poles or normal poles

APPENDIX D

1:8,999

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Esri Community Maps Contributors, City of Roseville, County of Sacramento, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

DRAWINGS

Project: The Rocky Ridge Landscape Improvement Project

Project Drawings are issued as a separate plan set, titled
"Rocky Ridge Landscape Improvement Project"

Dated July 2025

As Prepared by the City of Roseville's Parks, Recreation &
Libraries Department

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TEXT OF AB 626

Assembly Bill No. 626

CHAPTER 810

An act to add and repeal Section 9204 of the Public Contract Code, relating to public contracts.

[Approved by Governor September 29, 2016. Filed with Secretary of State September 29, 2016.]

LEGISLATIVE COUNSEL'S DIGEST

AB 626, Chiu. Public contracts: claim resolution.

Existing law prescribes various requirements regarding the formation, content, and enforcement of state and local public contracts. Existing law applicable to state public contracts generally requires that the resolution of claims related to those contracts be subject to arbitration. Existing law applicable to local agency contracts prescribes a process for the resolution of claims related to those contracts of $375,000 or less.

This bill would establish, for contracts entered into on or after January 1, 2017, a claim resolution process applicable to any claim by a contractor in connection with a public works project. The bill would define a claim as a separate demand by the contractor for one or more of the following: a time extension for relief from damages or penalties for delay, payment of money or damages arising from work done pursuant to the contract for a public work, or payment of an amount disputed by the public entity, as specified.

This bill would require a public entity, defined to exclude certain state entities, upon receipt of a claim sent by registered or certified mail, to review it and, within 45 days, provide a written statement identifying the disputed and undisputed portions of the claim. The bill would authorize the 45-day period to be extended by mutual agreement. The bill would require any payment due on an undisputed portion of the claim to be processed within 60 days, as specified. The bill would require that the claim be deemed rejected in its entirety if the public entity fails to issue the written statement.

This bill would authorize, if the claimant disputes the public entity's written response or if the public entity fails to respond to a claim within the time prescribed, the claimant to demand to meet and confer for settlement of the issues in dispute. The bill would require any disputed portion of the claim that remains in dispute after the meet and confer conference to be subject to nonbinding mediation, as specified. The bill would provide that unpaid claim amounts accrue interest at 7% per annum. The bill would prescribe a procedure by which a subcontractor or lower tier contractor may make a claim through the contractor.

This bill would require the text of these provisions, or a summary, to be set forth in the plans or specifications for any public work which may give rise to a claim. The bill would specify that a waiver of these rights is void and contrary to public policy, except as specified. The bill would also specify that it does not impose liability on a public entity that makes loans or grants available through a competitive application process, for the failure of an awardee to meet its contractual obligations.

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By increasing the duties of local agencies and officials, this bill would impose a state-mandated local program.

This bill would, on January 1, 2020, repeal the provision establishing the claim resolution process.

This bill would specify that these provisions constitute a matter of statewide concern.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to these statutory provisions.

The people of the State of California do enact as follows:

SECTION 1. Section 9204 is added to the Public Contract Code, to read:

9204. (a) The Legislature finds and declares that it is in the best interests of the state and its citizens to ensure that all construction business performed on a public works project in the state that is complete and not in dispute is paid in full and in a timely manner.

(b) Notwithstanding any other law, including, but not limited to, Article 7.1 (commencing with Section 10240) of Chapter 1 of Part 2, Chapter 10 (commencing with Section 19100) of Part 2, and Article 1.5 (commencing with Section 20104) of Chapter 1 of Part 3, this section shall apply to any claim by a contractor in connection with a public works project.

(c) For purposes of this section:

(1) "Claim" means a separate demand by a contractor sent by registered mail or certified mail with return receipt requested, for one or more of the following:

(A) A time extension, including, without limitation, for relief from damages or penalties for delay assessed by a public entity under a contract for a public works project.

(B) Payment by the public entity of money or damages arising from work done by, or on behalf of, the contractor pursuant to the contract for a public works project and payment for which is not otherwise expressly provided or to which the claimant is not otherwise entitled.

(C) Payment of an amount that is disputed by the public entity.

(2) "Contractor" means any type of contractor within the meaning of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code who has entered into a direct contract with a public entity for a public works project.

(3) (A) "Public entity" means, without limitation, except as provided in subparagraph (B), a state agency, department, office, division, bureau, board, or commission, the California State University, the University of California, a city, including a charter city, county, including a charter county, city and county, including a charter city and county, district, special district, public authority, political subdivision, public corporation, or nonprofit transit corporation wholly owned by a public agency and formed to carry out the purposes of the public agency.

(B) "Public entity" shall not include the following:

(i) The Department of Water Resources as to any project under the jurisdiction of that department.

(ii) The Department of Transportation as to any project under the jurisdiction of that department.

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(iii) The Department of Parks and Recreation as to any project under the jurisdiction of that department.

(iv) The Department of Corrections and Rehabilitation with respect to any project under its jurisdiction pursuant to Chapter 11 (commencing with Section 7000) of Title 7 of Part 3 of the Penal Code.

(v) The Military Department as to any project under the jurisdiction of that department.

(vi) The Department of General Services as to all other projects.

(vii) The High-Speed Rail Authority.

(4) "Public works project" means the erection, construction, alteration, repair, or improvement of any public structure, building, road, or other public improvement of any kind.

(5) "Subcontractor" means any type of contractor within the meaning of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code who either is in direct contract with a contractor or is a lower tier subcontractor.

(d) (1) (A) Upon receipt of a claim pursuant to this section, the public entity to which the claim applies shall conduct a reasonable review of the claim and, within a period not to exceed 45 days, shall provide the claimant a written statement identifying what portion of the claim is disputed and what portion is undisputed. Upon receipt of a claim, a public entity and a contractor may, by mutual agreement, extend the time period provided in this subdivision.

(B) The claimant shall furnish reasonable documentation to support the claim.

(C) If the public entity needs approval from its governing body to provide the claimant a written statement identifying the disputed portion and the undisputed portion of the claim, and the governing body does not meet within the 45 days or within the mutually agreed to extension of time following receipt of a claim sent by registered mail or certified mail, return receipt requested, the public entity shall have up to three days following the next duly publicly noticed meeting of the governing body after the 45-day period, or extension, expires to provide the claimant a written statement identifying the disputed portion and the undisputed portion.

(D) Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. If the public entity fails to issue a written statement, paragraph (3) shall apply.

(2) (A) If the claimant disputes the public entity's written response, or if the public entity fails to respond to a claim issued pursuant to this section within the time prescribed, the claimant may demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, the public entity shall schedule a meet and confer conference within 30 days for settlement of the dispute.

(B) Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the public entity shall provide the claimant a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. Any disputed portion of the claim, as identified by the contractor in writing, shall be submitted to nonbinding mediation, with the public entity and the claimant sharing the associated costs equally. The public entity and claimant shall mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each

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party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute shall be subject to applicable procedures outside this section.

(C) For purposes of this section, mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the parties in dispute resolution through negotiation or by issuance of an evaluation. Any mediation utilized shall conform to the timeframes in this section.

(D) Unless otherwise agreed to by the public entity and the contractor in writing, the mediation conducted pursuant to this section shall excuse any further obligation under Section 20104.4 to mediate after litigation has been commenced.

(E) This section does not preclude a public entity from requiring arbitration of disputes under private arbitration or the Public Works Contract Arbitration Program, if mediation under this section does not resolve the parties' dispute.

(3) Failure by the public entity to respond to a claim from a contractor within the time periods described in this subdivision or to otherwise meet the time requirements of this section shall result in the claim being deemed rejected in its entirety. A claim that is denied by reason of the public entity's failure to have responded to a claim, or its failure to otherwise meet the time requirements of this section, shall not constitute an adverse finding with regard to the merits of the claim or the responsibility or qualifications of the claimant.

(4) Amounts not paid in a timely manner as required by this section shall bear interest at 7 percent per annum.

(5) If a subcontractor or a lower tier subcontractor lacks legal standing to assert a claim against a public entity because privity of contract does not exist, the contractor may present to the public entity a claim on behalf of a subcontractor or lower tier subcontractor. A subcontractor may request in writing, either on his or her own behalf or on behalf of a lower tier subcontractor, that the contractor present a claim for work which was performed by the subcontractor or by a lower tier subcontractor on behalf of the subcontractor. The subcontractor requesting that the claim be presented to the public entity shall furnish reasonable documentation to support the claim. Within 45 days of receipt of this written request, the contractor shall notify the subcontractor in writing as to whether the contractor presented the claim to the public entity and, if the original contractor did not present the claim, provide the subcontractor with a statement of the reasons for not having done so.

(e) The text of this section or a summary of it shall be set forth in the plans or specifications for any public works project that may give rise to a claim under this section.

(f) A waiver of the rights granted by this section is void and contrary to public policy, provided, however, that (1) upon receipt of a claim, the parties may mutually agree to waive, in writing, mediation and proceed directly to the commencement of a civil action or binding arbitration, as applicable; and (2) a public entity may prescribe reasonable change order, claim, and dispute resolution procedures and requirements in addition to the provisions of this section, so long as the contractual provisions do not conflict with or otherwise impair the timeframes and procedures set forth in this section.

(g) This section applies to contracts entered into on or after January 1, 2017.

(h) Nothing in this section shall impose liability upon a public entity that makes loans or grants available through a competitive application process, for the failure of an awardee to meet its contractual obligations.

(i) This section shall remain in effect only until January 1, 2020, and as of that date is

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repealed, unless a later enacted statute, that is enacted before January 1, 2020, deletes or extends that date.

SECTION 2.
The Legislature finds and declares that it is of statewide concern to require a charter city, charter county, or charter city and county to follow a prescribed claims resolution process to ensure there are uniform and equitable procurement practices.

SECTION 3.
If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

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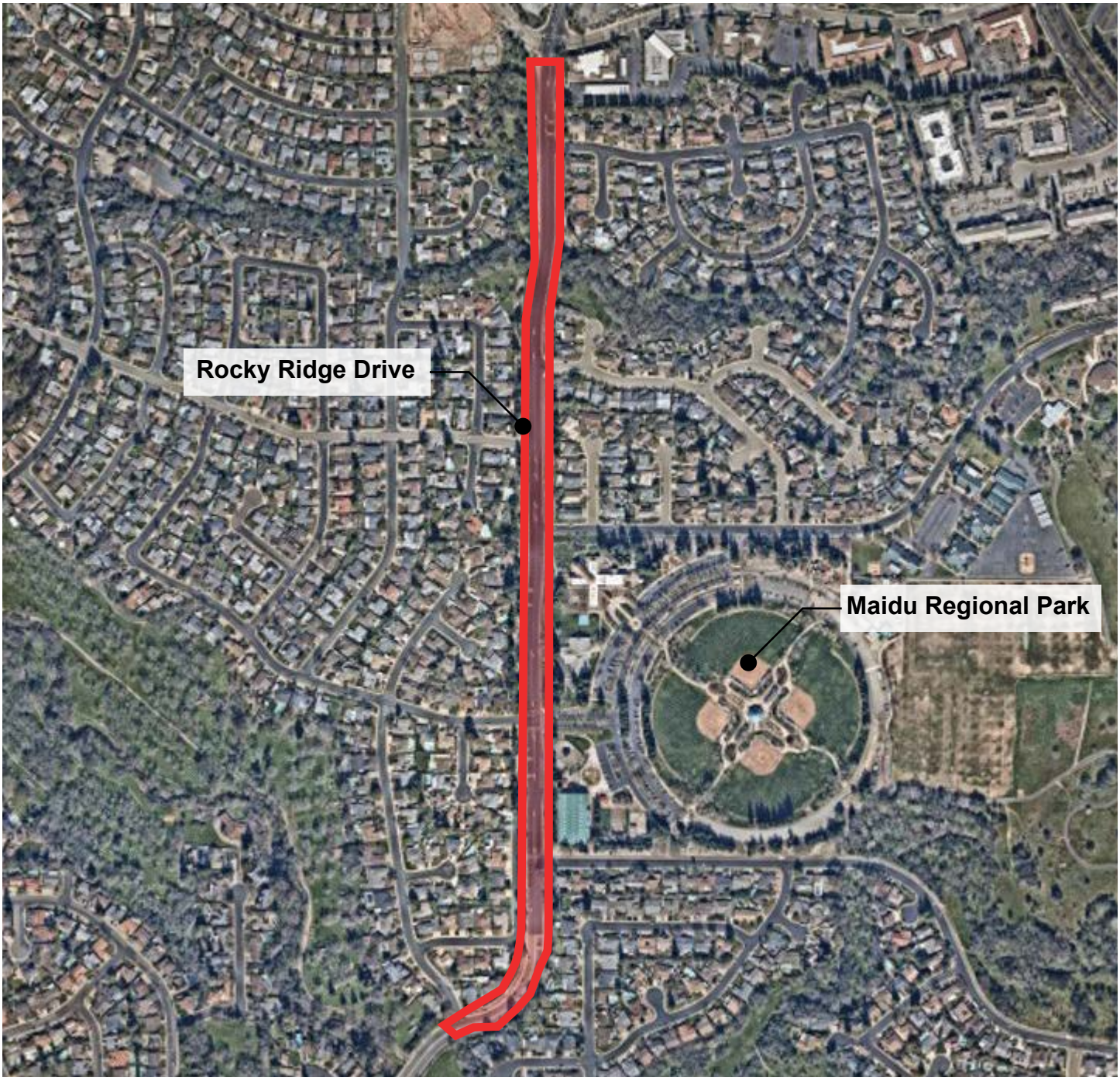
Rocky Ridge Landscape Improvement Project

Vicinity Map



Notice of Exemption

To: Placer County Clerk
Recorder's Office
2954 Richardson Drive
Auburn, CA 95603

From: City of Roseville
Development Services Dept.
311 Vernon Street
Roseville, CA 95678

Project Title: Rocky Ridge Road Landscape Improvement Project

Project Location(s): Rocky Ridge Drive between Strauch Drive and South Cirby Way, Roseville, California 95661

Project Description: The project would approve improve the landscaping along the project corridor. These improvements along the 5.8 acre Rocky Ridge Drive streetscape would include, at a minimum, the purchase and installation of new water-conserving plantings, replacement of outdated irrigation equipment with new drip irrigation equipment, bark mulch and a cobbled dry creek bed with decorative boulders. All work will occur within the right-of-way, and there are no environmentally sensitive resources located onsite or immediately adjacent. The improvements would not result in expansion of use and would improve water efficiency.

Public Agency Approving Project: Roseville City Council

Agency/Individual Carrying Out Project: City of Roseville Parks, Recreation and Libraries Department

Reason why this Project is Exempt: This project qualifies for a Class 1 and Class 4 Exemption as described in Sections 15301 and 15304 of the California Environmental Quality Act (CEQA) Guidelines which states:

> "Class 1 consists of the….minor alteration of existing public or private…. facilities… or topographical features involving negligible or no expansion of existing or former use… Examples include but are not limited to…(c) Existing highways and streets…and similar facilities" and
>
> "Class 4 consists of minor public or private alterations to the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees… Examples include, but are not limited to…(b) New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire resistant landscaping."

The project would improve landscaping within the Rocky Ridge Drive streetscape between Strauch Drive and South Cirby Way. This would not result in expansion of use. Furthermore, the project would improve water efficiency within the streetscape landscaping; therefore, the Class 1 and Class 4 Exemptions is applicable to the proposed project.

Lead Agency Contact Person: Josh Cervantes, Parks, Recreation and Libraries Department, 316 Vernon Street, Roseville, CA 95678. (916) 746-1233

Signature: _____ Date: 7/18/2025

Jessica Lynch, Environmental Coordinator
City of Roseville

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.12
File #: 0704-01
Item ID: 2025-481

Title:	The Courts at Gibson Park Frontage Improvement Project - Reject all Bids, Approval of Revised Plans and Specifications, and Authorize Staff to Call for Bids
Contact:	Josh Cervantes 916-746-1233 jrcervantes@roseville.ca.us

SUMMARY

Staff recommends Council reject all bids, approve the revised plans and specifications for the Gibson Park Frontage Improvement Project and authorize staff to call for new bids. The project is estimated to cost $500,000 and will be funded by the Citywide Park Fund through The Courts at Gibson Park Frontage Capital Improvement Project budget. Additional funds were allocated from the General Fund using the FY2023-24 year-end budget surplus.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution to reject all bids, approve the revised plans and specifications, and authorize staff to call for new bids.

BACKGROUND

The Courts at Gibson Park Frontage Improvement Project is located on a 13.75-acre site at the corner of Roseville Parkway and Gibson Drive, near the Galleria Mall. The first phase of this Project was completed in January 2024 and includes 9 lighted pickle ball courts and support features. The Courts at Gibson Park Frontage Improvement Project includes new landscaping, irrigation, and dry creek bed features along the frontage side of Roseville Parkway and Gibson Drive. This project also includes new 8-foot-wide concrete sidewalks along Roseville Parkway and Gibson Drive, and a concrete ADA-accessible ramp at the corner of Roseville Parkway and Gibson Drive. Additive alternates include improved concrete entrance ramps to pickleball courts #3, #7, and #9, should the City receive competitive pricing on the bids.

Council approved the plans and specifications and authorized staff to bid on the project at the May 21, 2025 meeting.

The project estimate is $500,000 inclusive of all the additive alternates.

Bid Summary

The bids opened on July 17, 2025. The bid results and engineer's estimate are as follows:

Bidder:	Total Lump Sum Bid:
Saenz Landscape Construction Co.	$701,917
Swierstok Enterprise Inc.	$698,600
Dutch Contracting Inc.	$639,650
Engineers Estimate	$500,000

All bids received came in over budget. Therefore, staff recommends the rejection of all bids.

Changes to the plans and specifications have occurred since the approval of the March 2025 approved plan set. While the sidewalk widths have been modified from 4 feet to 8 feet wide, the export rock material has been eliminated and re-used onsite to save costs and the drip irrigation installation has been modified to save costs. Bids are scheduled to be opened in September 2025.

FISCAL IMPACT

The project estimate is $500,000. Funding for this project was approved using the Citywide Park Fund in The Courts at Gibson Park Frontage Capital Improvement Project budget. Additional funds were allocated from the General Fund using the FY2023-24 year-end budget surplus for costs associated with the sidewalk along Roseville Parkway.

ENVIRONMENTAL REVIEW

Development of the Gibson Community Park and Frontage was previously evaluated in the North Central Roseville Specific Plan (NCRSP) EIR (certified May 31, 1990, SCH No. 88053010), and identified in the associated NCRSP Specific Plan. Construction of the Courts at Gibson Park Frontage Improvement Project is within the scope of the project covered by the NCRSP Final EIR. As discussed in the NCRSP EIR, the EIR provides environmental analyses of community infrastructure and facilities, including parks, pedestrian bridges, and bike trails, to the extent applicable. Because the project is consistent with the NCRSP Final EIR and Specific Plan, no new effects would be expected to occur and all applicable mitigation measures from the NCRSP EIR will be implemented during the design and construction of The Courts at Gibson Park Frontage Improvement Project. As such, no additional environmental documentation is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

1. Ensure a safe and healthy community
2. Remain fiscally responsible in a changing world
4. Invest in well-planned infrastructure and growth
5. Support community engagement and advocacy
6. Deliver exceptional City services

Respectfully Submitted,
Josh Cervantes, Park Development Project Manager

Jill Geller, Parks Recreation and Libraries Director

ATTACHMENTS:

1. Resolution 25-269
2. Project Manual
3. Project Plans
4. Vicinity Map

REVIEWERS:

Josh Cervantes, Parks, Recreation, and Libraries Department - Park Development	Created/Initiated - 7/14/2025
Tara Gee, Parks, Recreation, and Libraries Department - Park Development	Approved - 7/14/2025

Jill Geller, Parks, Recreation, and Libraries - All	Approved - 7/17/2025
Gretchen Hakala, City Attorney Department	Approved - 7/23/2025
Katrina Six, City Clerk Department	Approved - 7/23/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/23/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/25/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/25/2025
Katrina Six, City Clerk Department	Final Approval - 7/25/2025

RESOLUTION NO. 25-269

REJECTING ALL BIDS FOR THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT

WHEREAS, the City of Roseville requested bids for the Courts at Gibson Park Frontage Improvement Project located at 201 Gibson Dr. in Roseville, CA; and

WHEREAS, all bids received came in over budget; and

WHEREAS, staff has revised the plans and specifications and plans to call for new bids.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that all bids received for the Courts at Gibson Park Frontage Improvement project are hereby rejected per staff recommendation.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk



Project Manual for the

The Courts at Gibson Park Frontage Improvement Project - Re-Bid

August 2025

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 are available at www.roseville.ca.us/parksintheworks.

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

CITY OF ROSEVILLE CALIFORNIA

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

Notice to Bidders

DATE: 8/07/2025

TO: Prospective Bidders

FROM: Joshua Cervantes, Park Development Project Manager

RE: The Courts at Gibson Park Frontage Improvement Project- Re-Bid

---

Project Description: The City of Roseville is now accepting bid proposals for The Courts at Gibson Park Frontage Improvement Project - Re-Bid. The scope of work for the base bid includes, but is not limited to following: Purchase and Installation of new planting, irrigation, bark mulch, dry creek cobble surfacing, boulders, Concrete Pedestrian ADA ramp, Concrete walkways and burying EV stubs with metallic marker.

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/procurement_services/bids_rfps. 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 $**500,000**

Pre-Bid Meeting: Not Applicable.

Questions: The deadline for submission of questions and clarifications regarding the Contract Documents is **8/26/2025**. In order to meet the required timeline to issue addenda, questions will not be accepted after this date. Only Addenda issued by the City are binding. All questions shall be directed to the attention of Joshua Cervantes via Public Purchase at https://roseville.ca.us/rfp.

Bid Deadline: Proposals will be received at the Office of the City Clerk, 311 Vernon Street, Roseville, California, until 3:00 p.m. on 9/02/2025. 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 2025 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.

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

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

Notice to the apparent low bidder for The Courts at Gibson Park Frontage Improvement Project - Re-Bid

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, single-side print) with either:
   - wet signatures from two corporate officers*, or
   - wet signature from one corporate office **plus** the corporate seal

** In accordance with Section 313 of the California Corporations Code, any document executed by a corporation requires the signature from at least one person from EACH of the following two groups:*

GROUP ONE	*GROUP TWO*
Chairman of the Board	*Secretary*
President	*Assistant Secretary*
Vice President	*Chief Financial Officer*
	Assistant Treasurer

If an officer holds a title in each of the above groups (dual title), that officer may sign for each of the two groups by two separate signatures with the appropriate title listed with his or her signature.

2. Public Works Faithful Performance Bond – fully executed and notarized
3. Public Works Labor and Materials Payment Bond – fully executed and notarized
4. Insurance Certificates – e-mailed to roseville@ebix.com and JRCervantes@roseville.ca.us

We request that all documents be received by **September 05, 2025**.

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

completed forms to:

City of Roseville - Parks, Recreation & Libraries Department
Attn: Joshua Cervantes
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.

916.774.5924 phone
916.774.5251 fax
www.roseville.ca.us

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CITY OF ROSEVILLE

DEPARTMENT OF PARKS, RECREATION, & LIBRARIES

Name of Project: The Courts at Gibson Park Frontage Improvement Project

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 September 2nd, 2025 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 September 2nd 2025 at the Office of the City Clerk located at 311 Vernon Street, Roseville California for the following project:

The Courts at Gibson Park Frontage Improvement Project Re - Bid.

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 on-line from the City of Roseville's website at https://www.roseville.ca.us/business/procurement_services/bids_rfps. All communications relative to this project shall be conducted through Public Purchase.

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

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follows:

[NAME OF PROJECT]

(Name of Bidder)

(Address of Bidder)

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

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

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

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

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

The City will affirmatively ensure non-discrimination on the basis of one or more of the following: race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, age, sexual orientation, or military and veteran status in the award and administration of contracts that it awards.

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

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

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

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work is to be done to be as determined by the Director of Industrial Relations of the State of California. The Contractor is hereby made aware that information regarding prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm. The Contractor is required to post a copy of the applicable wage rates at the job site. Attention is directed to Section 5 "Legal Relations and Responsibility" of the General Conditions.

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

Vehicles with a GVWR greater than 8,500 lbs. and light – duty package delivery vehicles operated in California may be subject to the California Air Resources Board Advanced Clean Fleets regulations. Such vehicles may therefore be subject to requirements to reduce emissions and air pollutants. For more information, please visit the CARB Advanced Clean Fleets

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webpage at https://ww2.arb.ca.gov/our-work/programs/advanced-clean-fleets. In addition, certain off-road diesel vehicles may be subject to the CARB In-Use Off-Road Diesel-Fueled Fleets Regulation. For more information, please visit the CARB In-Use Off-Road Diesel-Fueled Fleets Regulation webpage at https://ww2.arb.ca.gov/our-work/programs/use-road-diesel-fueled-fleets-regulation.

All questions prior to the deadline for bid submissions shall be directed to the attention of Joshua Cervantes via Public Purchase at https://roseville.ca.us.rfp. The deadline for submissions of questions and clarifications regarding the Contract Documents is 7 calendar days before the deadline for bid submissions. Only Addenda issued by the City are binding.

_____
City Clerk, City of Roseville

Dated: _____

Published: _____

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INSTRUCTIONS TO BIDDERS

SECTION 1. GENERAL

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

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

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

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

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

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

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SECTION 2: BID REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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SECTION 3: EVALUATION OF BIDS

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

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

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

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

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

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

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SECTION 4: AWARD AND EXECUTION OF CONTRACT

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

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

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

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

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

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

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

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

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

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

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

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SECTION 5: BID PROTEST PROCEDURES

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

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PROPOSAL TO THE DEPARTMENT OF Parks, Recreation & Libraries

Project: The Courts at Gibson Park Frontage Improvement Project

Name of Bidder _____ Business Phone _____

Business Address _____

Place of Business _____

Contractor's License No. _____

License Expiration Date_____

License Classification Type _____

DIR Registration No. _____

Type of business organization: _____

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

City of Roseville Business License No._____

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

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

The work to be done is described in the Bidding Documents entitled _____ _____, City of Roseville, California.

This offer shall be irrevocable for a period of sixty (60) Days after the date on which bids are opened.

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

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

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

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

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

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with the Contract Documents.

Accompanying this Proposal is _____.

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

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

_____

_____

_____

If SOLE OWNER, execute here:

I sign as sole owner of the business named above:

_____

If PARTNERSHIP, one or more partners sign here:

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

_____

_____

If CORPORATION, execute here:

Corporate Name: _____

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Incorporated under the laws of the State of _____

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

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

If JOINT VENTURE, execute here:

Joint Venture name composed of: _____

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

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

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

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[LIST OF SUBCONTRACTORS FOLLOWS ON NEXT PAGE.]

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LIST OF SUBCONTRACTORS

Contractor's Name: _____

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

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

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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

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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

_____

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

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

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

_____(Seal)

_____(Seal)

_____(Seal)
Principal

_____(Seal)

_____(Seal)

_____(Seal)
Surety

_____

_____
Business Address

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.

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Project _____

Contractor _____

SCHEDULE OF BID ITEMS

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SCHEDULE OF BID ITEMS

The Courts at Gibson Park Frontage Improvement 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 "Grand Total Bid Price".** 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 Courts at Gibson Park Frontage Improvement Project**

Numerical **Base** Bid: $_____

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

ADD ALTERNATES:

Add Alternate #1 – Removal and Replacement of three (3) concrete entry ramps at existing pickleball courts #3, #7, and #9 as shown on the Plans

Numerical **Additive Alternative #3** Bid: $_____

Written **Additive Alternative #3** Bid: _____ dollars and _____

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Continued on following page--

GRAND TOTAL BID PRICE:

Lump sum Base Bid plus Add Alternates #1

Numerical **Grand Total Bid Price**: $_____

Written **Grand Total Bid Price**: _____ dollars and _____

The additions/deletions sheets (PROP – 13C through PROP – 13E) shall be completed in their entirety.

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

Contractor Name (print or type): _____

Signature (by authorized representative): _____

Date: _____ License No.: _____ Class: _____

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

The Courts at Gibson Park Frontage Improvement Project

For Additions and Deletions Only

Contractor shall provide itemized costs as shown below for use during construction for additions or deletions only. Unit costs to be listed are 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	Not Used	sf	
3	Not Used	sf	
4	Not Used	sf	
5	Not Used	sf	
6	EC-8 Wood Mulching	sf	
7	Not Used	ea	
8	Not Used	ea	
9	Not Used	sf	
10	EC-16 Non-Vegetative Stabilization	sf	
11	SE-1 Silt Fence	lf	
12	SE-5 Fiber Rolls	lf	
13	SE-6 Gravel Bag Berm	ea	
14	SE-7 Street Sweeping and Vacuuming	ea	
15	SE-8 Sandbag Barrier	lf	
16	SE-9 Straw Bale Barrier	lf	
17	SE-10 Storm Drain Inlet Protection	ea	
18	TC-1 Stabilized construction entrance/exit	ea	
19	TC-3 Entrance/outlet tire wash	ea	
20	Site Security Fencing	lf	
21	15 Gallon Tree	ea	
22	24" Box Tree	ea	
23	5 Gallon Shrub	ea	

Items 1 through 19 are to be consistent with requirements detailed in California Stormwater Quality

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Association Stormwater Best Management Practice Handbook, latest edition.

The Courts at Gibson Park Frontage Improvement Project

For Additions and Deletions Only (continued)

Item	Description	Unit	Unit Cost
24	1 Gallon Ground Cover	ea	
25	Irrigation Mainline	lf	
26	Irrigation Lateral Lines	lf	
27	Tree Bubbler	ea	
28	Irrigation Drip Line	sf	
29	Air Relief Valve	ea	
30	Quick Coupler Valve	ea	
31	Flush Valve	ea	
32	Drip Operation Indicator	ea	
33	Gate Valve	ea	
34	Irrigation Cap	ea	
35	Metallic Marker	ea	
36	Irrigation Remote Control Valve	ea	
37	Irrigation Drip Control Kit	ea	
38	Case "C" Pedestrian Concrete Ramp	ea	
39	Concrete Flatwork	sf	
40	chainlink Fencing	lf	
41	Chainlink Gate	ea	
42	Chainlink Gate Kickplate	ea	
43	9' Windscreen	lf	
44	3" Walk on Bark Mulch	yrd	
45	Dry Creek Cobble	sf	
46	1'L x 1'W x 1'D Boulder	ea	
47	2'L x 2'W x 2'D Boulder	ea	
48	3'L x 3'W x 3'D Boulder	ea	
49	Clear and Grub	sf	
50			

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PROJECT QUALIFICATIONS/EXPERIENCE SHEET

Project Name: The Courts at Gibson Park Frontage Improvement Project Company Name: _____
License Type: _____

The following shall be fully completed by the Contractor detailing previous experience which satisfies the project prerequisite. This prerequisite includes the **successful completion of five (5)** park projects of similar size and scope to that of the current project and which has been completed by your company within the last **three (3)** years. This form shall be fully completed and submitted as a part of the Proposal/Bid Schedule. Failure to do so could be interpreted as an incomplete/non-responsive bid.

1. Project Name: _____ Acres _____ Location:_____
Owner: _____ Contact Person: _____
Phone: (_____) _____ Contract Amount: $_____ Year Completed _____
Landscape Architect/Architect: _____ Phone: (_____) _____

Scope of Work (check all those that apply):

___ Grading	___ Drainage	___ Irrigation	___ Asphalt Concrete Work	___ Concrete Forming
___ Concrete Flatwork	___ Special Concrete Finishing	___ Decomposed Granite Paving	___ Parking Lots	___ Tennis Courts
___ Basketball Court	___ Play Equipment Installation	___ Benches	___ Picnic Tables	___ Lighting
___ Drinking Fountains	___ Masonry Block Work	___ Backstops	___ Restroom Facilities	___ Landscaping
___ Other (specify)	_____			

2. Project Name: _____ Acres _____ Location:_____
Owner: _____ Contact Person: _____
Phone: (_____) _____ Contract Amount: $_____ Year Completed _____
Landscape Architect/Architect: _____ Phone: (_____) _____

Scope of Work (check all those that apply):

___ Grading	___ Drainage	___ Irrigation	___ Asphalt Concrete Work	___ Concrete Forming
___ Concrete Flatwork	___ Special Concrete Finishing	___ Decomposed Granite Paving	___ Parking Lots	___ Tennis Courts
___ Basketball Court	___ Play Equipment Installation	___ Benches	___ Picnic Tables	___ Lighting
___ Drinking Fountains	___ Masonry Block Work	___ Backstops	___ Restroom Facilities	___ Landscaping
___ Other (specify)	_____			

3. Project Name: _____ Acres _____ Location:_____
Owner: _____ Contact Person: _____
Phone: (_____) _____ Contract Amount: $_____ Year Completed _____
Landscape Architect/Architect: _____ Phone: (_____) _____

Scope of Work (check all those that apply):

___ Grading	___ Drainage	___ Irrigation	___ Asphalt Concrete Work	___ Concrete Forming
___ Concrete Flatwork	___ Special Concrete Finishing	___ Decomposed Granite Paving	___ Parking Lots	___ Tennis Courts
___ Basketball Court	___ Play Equipment Installation	___ Benches	___ Picnic Tables	___ Lighting
___ Drinking Fountains	___ Masonry Block Work	___ Backstops	___ Restroom Facilities	___ Landscaping
___ Other (specify)	_____			

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4. 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)	_____			

5. Project Name: _____ Acres _____ Location:_____
Owner: _____ Contact Person: _____
Phone: (_____) _____ Contract Amount: $_____ Year Completed _____
Landscape Architect/Architect: _____ Phone: (_____) _____

Scope of Work (check all those that apply):

___ Grading	___ Drainage	___ Irrigation	___ Asphalt Concrete Work	___ Concrete Forming
___ Concrete Flatwork	___ Special Concrete Finishing	___ Decomposed Granite Paving	___ Parking Lots	___ Tennis Courts
___ Basketball Court	___ Play Equipment Installation	___ Benches	___ Picnic Tables	___ Lighting
___ Drinking Fountains	___ Masonry Block Work	___ Backstops	___ Restroom Facilities	___ Landscaping
___ Other (specify)	_____			

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NONCOLLUSION DECLARATION TO BE EXECUTED BY
BIDDER AND SUBMITTED WITH BID

The undersigned declares:

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

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

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

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

_____
(Signature of Declarant)

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DISQUALIFICATION QUESTIONNAIRE

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

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

Yes_____ No_____

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

_____

_____

_____

_____

_____

_____

NAME OF BIDDER: _____

SIGNATURE OF BIDDER: _____

TITLE OF BIDDER: _____

DATE: _____

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ACKNOWLEDGEMENT OF INSURANCE AND BOND REQUIREMENTS

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

NAME OF BIDDER: _____

SIGNATURE OF BIDDER: _____

TITLE OF BIDDER: _____

DATE: _____

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DISCLAIMER OF WARRANTIES AND ACCURACY OF DATA

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

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

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

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

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END OF PROPOSAL

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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

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

NOW, THEREFORE, the parties agree as follows:

1. THE WORK. CONTRACTOR agrees:

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

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

2. PAYMENT. CITY shall pay CONTRACTOR _____ _____ dollars ($_____) for the Work to be done under this Agreement in accordance with the Contract Documents.

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

a. The advertisement for bids (including the notice to bidders, instructions to bidders and proposals);

b. The accepted bid;

c. Plans and specifications (including general conditions, supplemental conditions, special provisions and construction details);

d. Bonds and insurance required by the specifications; and

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e. This contract.

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

4. LIQUIDATED DAMAGES. In the event CONTRACTOR does not complete the Work within the time specified, CONTRACTOR agrees that CITY will suffer damages. Inasmuch as the actual damages which would result from such breach by CONTRACTOR under this Agreement are uncertain, and would be impractical or extremely difficult to fix, CONTRACTOR agrees that it shall pay, or CITY shall deduct from CONTRACTOR's fee, the amount of $_____ per day as liquidated damages, in the event of such delay.

5. TIME OF COMPLETION. Time is of the essence of this Agreement. CONTRACTOR shall complete all Work under the Contract Documents within _____ Days of the date of this Contract. CONTRACTOR shall begin work by the date specified in the "Notice to Proceed" letter and shall diligently prosecute all of the Work under this Contract in all parts and requirements as defined in the Contract Documents.

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

CITY OF ROSEVILLE	CONTRACTOR
_____	_____
_____	_____
_____	_____
_____	_____

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

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

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

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

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

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

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

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

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

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

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

CITY OF ROSEVILLE, a municipal corporation

BY:_____
DOMINICK CASEY
City Manager

ATTEST:

BY:_____
CARMEN AVALOS
City Clerk

_____, a
_____

BY: _____
its: _____

and

BY: _____
its: _____

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APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____

Print Name:_____

Title:_____

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INSURANCE BROKER INFORMATION PACKET

Project:_____

NOTICE TO CONTRACTOR:

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

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

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

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NOTICE TO INSURANCE BROKER

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

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

Please refer to the Supplemental Conditions for modifications of the General Conditions, if any, and the requirements of this insurance packet.

Please use the standard City of Roseville Bond Forms provided in this package.

The Bonds required must each be in the penal amount of: $_____.

Bonds must be sent to the following staff person:

_____

_____

_____

Insurance documents must be provided using one of the following methods:

a. By email to roseville@ebix.com

b. By fax to (770) 335-5727

After using one of these methods, please **DO NOT** also send the insurance certificate(s) by mail.

c. Or mail the documents to

City of Roseville
Insurance Compliance
P.O. Box 100085-R1
Duluth, GA 30096

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When forwarding the documents, please refer to the project name so that the documents can be matched with the Contract for which they are submitted.

Thank you.

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INSURANCE REQUIREMENTS

The following sections are quoted from the General Conditions:

5-1.23 **INSURANCE COVERAGE.**

A. Evidence of Maintenance Required. The Contractor shall, at its expense, procure and at all times maintain in full force and effect at a minimum the insurance required by this section on all of its operations; and the Contractor shall not allow any Subcontractor to commence work until similar insurance required of the Subcontractor has been obtained and filed. An original Certificate of Insurance, and copies of all required endorsements, all in a form approved by the Risk Manager, evidencing all required coverage or policies shall be filed after the award of the bid and prior to approval of the Contract by the City Council. Contractor shall provide ten (10) days prior written notice to the City of any reduction of coverage limits or cancellation of the coverage or policies shall be given to the City of Roseville as Certificate holder.

B. Qualifying Insurers. With the exception of the State Compensation Insurance Fund, all required insurance policies shall be issued by companies acceptable to the City and licensed to do business in the State of California and who hold a current policy holders alphabetic and financial size category rating of not less than AVII according to the most recent issue of Best's Insurance Reports.

C. Insurance Required.

1. **Commercial General Liability (CGL):** Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations with limits of no less than Two Million Dollars ($2,000,000) per occurrence for bodily injury, personal injury and property damage for projects under One Million Dollars ($1,000,000) and

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limits of no less than Five Million Dollars ($5,000,000) per occurrence for bodily injury, personal injury and property damage for projects over One Million Dollars ($1,000,000). If a general aggregate limit applies, either the aggregate limit shall apply separately to this project or the general aggregate limit shall be twice the required occurrence limit.

The Commercial General Liability insurance shall include the following, copies of which shall be provided:

a. Inclusion of the City of Roseville, and its officers, agents, employees, and volunteers, as additional insureds (except for workers' compensation) as respects services or operations under the Contract. The additional insured endorsement for the general liability policy shall be at least as broad as the ISO CG 2010 10 01 combined with ISO CGL Endorsement CG 2037 10 01. Any other endorsement must be approved in writing by the City. Endorsements must include coverage for on-going and completed operations, which coverage shall be maintained for four (4) years following completion of the Project. Endorsements shall cover the City of Roseville, its officers, agents, employees, and volunteers.

b. The insurance shall provide coverage for claims by one insured against another insured and the policies shall not contain any cross-suits exclusions, cross-liability exclusions, or insured versus insured exclusions. The policies shall not contain any classification exclusions purporting to deny coverage for any work to be performed by Contractor or any of its Subcontractors.

c. Stipulation that the insurance is primary and noncontributory, as evidenced by a separate endorsement (CG 20 01 04 13 or an equivalent) or section of the policy, and that neither the City nor its insurers will be called upon to contribute to a loss.

d. Such insurance shall specifically cover the contractual liability of

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the Contractor.

e. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

f. Waiver of subrogation endorsement.

g. The Contractor shall furnish a certificate for the period covered.

2. **Automobile Liability:** Insurance Services Office Form Number CA 0001 covering Code 1 (any auto), or if Contractor has no owned autos, Code 8 (hired) and Code 9 (non-owned), with limits of no less than One Million Dollars ($1,000,000) per accident for bodily injury and property damage.

3. **Workers' Compensation:** In accordance with the provisions of the California Labor Code, Contractor is required to be insured against liability for Workers' Compensation or to undertake self-insurance. Statutory Workers' Compensation and Employers' Liability of at least One Million Dollars ($1,000,000) shall cover all Contractors staff while performing any work incidental to the performance or this Agreement.

4. **Professional Liability:** Professional Liability (Errors and Omission) Insurance appropriate to Contractor's profession, with a limit of liability not less than One Million Dollars ($1,000,000) per occurrence or claim and Two Million Dollars ($2,000,000) aggregate to cover all design and engineering services rendered by Contractor pursuant to the Agreement. Coverage must commence from the first day that Contractor or any of its Subcontractors provided any design or engineering services in connection with the Project.

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5. **Builder's Risk/Course of Construction Insurance Is ____ OR Is Not ____ Required by Risk Management:** The Contractor shall be responsible for all loss, damage or destruction whatsoever to the work called for by this Contract until the approval of a Notice of Completion or acceptance of the Work if no Notice of Completion is to be recorded.

The Contractor shall secure "All Risk" type of builder's Risk Insurance of the type covering one hundred percent (100%) of the value of the work performed under this Contract (the value is presumed to be the Contract amount unless otherwise stated in Supplemental Conditions) and all materials, equipment, or other items to be incorporated therein while the same are located at the construction site, a bonded warehouse, or its place of manufacture. At any time, the policy shall cover the value of the work completed. The policy shall cover hazards including the losses due to fire, explosion, hail, rain, lightning, flood (separate insurance as needed), vandalism, malicious mischief, wind, collapse, aircraft, and smoke.

The policies providing such insurance shall name the City as a loss payee as its respective interests may appear, and certified copies of such policies shall be filed with the City. The maximum deductible allowable under the Builder's All Risk policy shall be five percent (5%) of the Contract amount.

Builder's Risk Insurance is not required for coverage of losses in excess of five percent (5%) of the Contract amount for damages resulting from earthquake in excess of a magnitude of 3.5 on the Richter scale, or tidal waves. Coverage in the amount of five percent (5%) of the Contract amount for such losses is required.

6. **Pollution Coverage:** Contractor shall procure pollution liability coverage or other insurance covering claims for bodily injury or property damage arising out of the abatement, removal, storage, transportation, or other exposure to hazardous materials or

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pollutants, in limits not less than Two Million Dollars ($2,000,000). Contractor shall add the City and all parties required to be indemnified by Contractor as additional insured on all pollution liability policies.

7. **Higher Coverage Limits:** If Contractor maintains higher coverage limits than the amounts shown above, then the City requires and shall be entitled to coverage for the higher coverage limits maintained by Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

8. **Claims Made Coverage:** Liability insurance coverage may not be written on a "claims made" or modified occurrence basis. The Certificate of Insurance must clearly provide that the coverage is on an "occurrence" basis.

5-1.24 **OTHER INSURANCE PROVISIONS.**

A. The requirements of the Standard Specifications as to types and limits of insurance coverage to be maintained by the Contractor, and any approval of insurance by the City, are not intended to, and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Contractor pursuant to the Contract, including, but not limited to, the provisions concerning indemnification, nor preclude the City from taking any other action available to it under any other provision of the Contract or law.

B. The City acknowledges that some insurance requirements contained in these Standard Specifications may be fulfilled by self-insurance on the part of the Contractor. However, this shall not in any way limit liabilities assumed by Contractor under the Contract. Any self-insurance must be approved in writing by the City, in its sole discretion and shall not reduce the limits of liability. Any deductibles or self-insured retentions ("SIR") must be declared on the certificate of insurance and approved by City in writing. Policies containing any

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SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

C. The Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Contract, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, the Contractor shall require its subcontractors to agree to be bound to the Contractor and the City in the same manner and to the same extent as the Contractor is bound to the City under this Contract. Additionally, the Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of the City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request. Alternatively, the Contractor may insure subcontractor(s) under its own policy.

D. The City, its officers, agents, employees, and volunteers are to be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor; and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under California Insurance Code Section 11580.04.

E. The limits of insurance required in this Contract may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be

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endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of the City (if agreed to in a written contract) before the City's own insurance shall be called upon to protect it as a named insured.

F. The insurance procured by Contractor shall be subject to the approval of the City, but any acceptance of insurance certificates by the City shall in no way limit or relieve Contractor of its duties and responsibilities under the Agreement.

G. Contractor shall be responsible for all premiums, deductibles, and self-insured retention applicable to the insurance it is required to procure under the Contract. All deductibles or self-insured retentions over five hundred thousand dollars ($500,000) must be approved by the City, in writing. Contractor shall be responsible for all deductibles, self-insured retention payments, and/or increased premiums incurred if the City's policies of insurance are forced to cover damages or respond to claims for which Contractor or its Subcontractors were obligated to provide insurance under the Contract.

H. Failure of the City to enforce in a timely manner any of the requirements of these insurance provisions shall not act as a waiver to enforcement of any of these provisions at a later date.

I. Contractor's indemnity obligations shall not be limited by these insurance provisions and shall survive the expiration of the Contract and the insurance provisions of the Contract shall likewise not be limited by the indemnity provisions of the Contract.

J. THE CITY RESERVES THE RIGHT TO WITHHOLD ANY PROGRESS PAYMENTS TO THE CONTRACTOR IN THE EVENT OF NONCOMPLIANCE WITH ANY INSURANCE REQUIREMENTS.

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Bond No. _____
Premium $_____

PUBLIC WORKS
FAITHFUL PERFORMANCE BOND

(Project: _____)

WHEREAS, the City of Roseville ("CITY") has awarded a bid and contract to _____ as contractor ("PRINCIPAL") for the public work described as _____ _____ (the "WORK"). The contract ("AGREEMENT"), for the public work described above, and all of its terms and conditions are incorporated by reference and made a part hereof; and

WHEREAS, the PRINCIPAL is required to furnish a bond in connection with the AGREEMENT guaranteeing its faithful performance; and

NOW, THEREFORE, we the undersigned PRINCIPAL and _____ _____, a _____, admitted and duly authorized to transact business under the laws of the State of California, as SURETY ("SURETY"), are held and firmly bound unto the CITY or its successors and assigns in the sum of _____ dollars ($_____) (which amount is not less than 100% of the AGREEMENT price) to be paid to the CITY or its successors and assigns; and for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors or assigns jointly and severally, firmly by these presents.

The condition of this obligation is such that if the PRINCIPAL, or its heirs, executors, administrators, successors or assigns, shall abide by, and in all respects promptly and faithfully perform the covenants, conditions and provisions in said AGREEMENT and any alteration thereof made as therein provided, notice of which alterations to Surety being hereby waived, on its part to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless CITY, its officers, agents, employees, volunteers as therein stipulated, then this obligation shall be null and void; otherwise, this obligation shall be and remain in full force and effect.

As condition precedent to the satisfactory completion of the contract, the obligation of the PRINCIPAL and SURETY under this Bond shall remain in effect for a period of one (1) year after the completion and acceptance of the WORK. During that time, if the PRINCIPAL, its heirs, executors, administrators, successors or assigns fails to make full, complete and satisfactory repair and replacement or totally protect the CITY from any loss or damage made evident during that year which results from or is caused by either defective materials or faulty workmanship in the prosecution of the WORK, then the obligation shall remain in full force and effect. However, anything in

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this paragraph to the contrary notwithstanding, the obligation of the SURETY shall continue so long as any obligation of the PRINCIPAL remains.

No prepayment or delay in payments, and no change, extension, addition or alteration of any provision of the AGREEMENT or in the specifications agreed to between the PRINCIPAL and the CITY, or any forbearance on the part of the CITY shall operate to relieve the SURETY. The SURETY hereby waives the provisions of Section 2819 of the California Civil Code. The SURETY waives all rights of subrogation against the CITY or any person employed by the CITY. If the contract price increases by the issuance of change orders, the amount specified in this bond shall increase by the same amount.

Whenever PRINCIPAL shall be and declared by CITY to be in default under the AGREEMENT, SURETY shall promptly remedy the default, or shall promptly do one of the follow at CITY's election:

1. Undertake through its agents or independent contractors, reasonably acceptable to CITY, to complete the AGREEMENT in accordance with its terms and conditions and to pay and perform all obligations of PRINCIPAL under the AGREEMENT, including without limitation, all obligations with respect to warranties, guarantees, and the payment of liquidated damages.

2. Reimburse CITY for all costs CITY incurs in completing the AGREEMENT, and in correcting, repairing or replacing defects in materials or workmanship and/or materials and workmanship which do not conform to the specifications in the AGREEMENT.

SURETY's obligations hereunder are independent of the obligations of any other surety for the performance of the AGREEMENT, and suit may be brought against SURETY and such other sureties, jointly and severally, or against any one or more of them, or against less than all of them without impairing CITY's rights against the others.

No right of action shall accrue on this bond to or for the use of any person or corporation other than CITY or its successors or assigns.

As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by CITY in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

[SIGNATURES NEXT PAGE]

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IN WITNESS WHEREOF, this instrument has been duly executed by the PRINCIPAL and SURETY above-named, on the ____ day of _____, 20___.

PRINCIPAL:

BY:_____

PRINT NAME: _____

PRINT TITLE: _____

AND

BY: _____

PRINT NAME: _____

PRINT TITLE:_____

SURETY:

BY:_____

PRINT NAME: _____

PRINT TITLE:_____

MAILING ADDRESS:

_____

_____

_____

(Notarization by Surety and copy of Power of Attorney required.)

APPROVED AS TO FORM:

BY: _____
City Attorney

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Bond No. _____
Premium $_____

PUBLIC WORKS
LABOR AND MATERIALS PAYMENT BOND
(Project: _____)

WHEREAS, the City of Roseville ("CITY"), has awarded a bid and contract to _____ as contractor ("PRINCIPAL"), for the public work described as _____ _____ (the "WORK"). The contract ("AGREEMENT"), for the public work described above, and all of its terms and conditions are incorporated by reference and made a part hereof; and

WHEREAS, the PRINCIPAL is required to furnish a bond in connection with the AGREEMENT guaranteeing payment of persons who provide labor and material; and

NOW, THEREFORE, we the undersigned PRINCIPAL and _____ _____, a _____, admitted and duly authorized to transact business under the laws of the State of California, as SURETY ("SURETY"), are held and firmly bound unto the CITY or its successors and assigns in the sum of _____ dollars ($_____) (which amount is not less than 100% of the AGREEMENT price) to be paid to the CITY or its successors and assigns; and for which payment, well and truly to be made, we bind ourselves, our heirs, executors and administrators, successors or assigns jointly and severally, firmly by these presents.

The condition of the obligation is such that if the PRINCIPAL, its subcontractors, heirs, executors, administrators, successors or assigns fails to pay any of the persons named in Section 8004 or 9100 of the Civil Code of the State of California, or the amounts due under the Unemployment Insurance Code of the State of California, or any amounts required to be deducted, withheld and paid over to the Employment Development Department from the wages of employees of the PRINCIPAL and its subcontractors pursuant to Section 13020 of the Unemployment Insurance Code, with respect to work or labor performed by any such claimant, that the SURETY will pay for the same, in an amount not exceeding the sum specified in this bond, and also, in case suit is brought upon the bond, shall pay reasonable attorneys' fees, to be fixed by the Court.

This bond shall inure to the benefit of any and all persons, companies, and corporations entitled to file a Stop Payment Notice pursuant to the provisions of Section 9350 et seq. of the Civil Code of the State of California, so as to give a right of action to them or their assigns in any suit brought upon this bond.

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No prepayment or delay in payments, and no change, extension, addition or alteration of any provision of the AGREEMENT or in the specifications agreed to between the PRINCIPAL and the CITY, or any forbearance on the part of the CITY shall operate to relieve the SURETY. The SURETY hereby waives the provisions of Section 2819 of the California Civil Code. The SURETY waives all rights of subrogation against the CITY or any person employed by the CITY. If the contract price increases by the issuance of change orders, the amount specified in this bond shall increase by the same amount.

As part of the obligation secured hereby and in addition to the face amount specified therefore, there shall be included costs and reasonable expenses and fees, including reasonable attorneys' fees, incurred by CITY in successfully enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

IN WITNESS WHEREOF, this instrument has been duly executed by the PRINCIPAL and SURETY above-named, on the _____ day of _____, 20__.

PRINCIPAL:

BY:_____

PRINT NAME: _____

PRINT TITLE: _____

AND

BY: _____

PRINT NAME: _____

PRINT TITLE: _____

SURETY:

BY:_____

PRINT NAME: _____

PRINT TITLE:_____

MAILING ADDRESS:

_____

_____

_____

(Notarization by Surety and copy of Power of Attorney required.)

APPROVED AS TO FORM:

BY: _____
City Attorney

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CITY OF ROSEVILLE

GENERAL CONDITIONS

FOR

BUILDINGS AND GROUNDS

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CITY OF ROSEVILLE
GENERAL CONDITIONS
FOR
BUILDINGS AND GROUNDS

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SECTION 1

DEFINITIONS AND TERMS

1-1.01 **GENERAL.** When the following abbreviations and terms or pronouns in place of them appear in the Contract Documents, the intent and meaning shall be interpreted as provided in this Section 1.

1-1.02 **ACCEPTANCE.** Formal Acceptance by resolution by the Roseville City Council of the Contract when completed in all respects in accordance with the Contract Documents and any modifications previously approved.

1-1.03 **ADDENDUM.** Written interpretation or revision to any of the Contract Documents issued by the City before the bid opening.

1-1.04 **AS-BUILT DOCUMENTS, AS-BUILT DRAWINGS AND RECORD DOCUMENTS.** As-Built Documents, As-Built Drawings and Record Documents are all contract documents modified to reflect changes during the construction phase. Specifically, As-Built Documents/Drawings are a revised set of drawings submitted by the Contractor upon Final Completion of a project. They reflect changes made in the Specifications and Working Drawings during the construction process, and show the exact dimensions, geometry, and location of all elements of the work completed under the Contract. Record Documents, on the other hand, are compiled by the Engineer or Architect based on the As-Built Documents/Drawings submitted by the Contractor. They reflect the Engineer or Architect's concurring review of what changes were denoted, why they were made and where they occurred and create a record set of drawings.

1-1.05 **ASSESSMENT.** A cost imposed on the Contractor for non-compliance

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with certain contractual requirements.

1-1.06 **BENEFICIAL OCCUPANCY.** The taking possession of a portion of the Work by the City for its use and/or occupancy on other than a temporary or emergency basis.

1-1.07 **BID GUARANTY.** The cashier's, certified check, irrevocable standby letter of credit, deposit of securities, or Bidder's Bond, accompanying the bid submitted by the Bidder, as a guaranty that the Bidder will enter into an agreement with the City for the performance of the Work, if the Agreement is awarded to Bidder, and the Bidder will submit the required Contract Bonds and Certificate of Insurance. Also referred to as the Bidder's Security.

1-1.08 **BIDDER.** Individual, firm, partnership, limited liability company, corporation, joint venture, or any combination thereof, submitting a Proposal for the Work, acting directly, or through a duly authorized representative.

1-1.09 **BIDDING DOCUMENTS.** Includes the Notice to Bidders, Bidding Requirements, Contract Conditions, Drawings, and Addenda.

1-1.10 **CHANGE ORDER.** Any written order to the Contractor directing an addition, deletion, or modification of the Work, or an adjustment in the Contract Price or Contract Time provided in the Contract Documents and issued after the Agreement has been signed.

1-1.11 **CITY.** The City of Roseville.

1-1.12 **CITY ATTORNEY.** The City Attorney of the City.

1-1.13 **CITY CLERK.** The City Clerk of the City.

1-1.14 **CLAIM.** A separate demand by Contractor sent by registered mail or certified mail with return receipt requested, for one or more of the following: (a) a time extension, including, without limitation, for relief for damages or penalties for delay assessed by

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the City; (b) payment by the City of money or damages arising from work done by, or on behalf of, Contractor pursuant to the Contract Documents and payment for which is not otherwise expressly provided or to which Contractor is not otherwise entitled; and (c) payment of an amount that is disputed by the City.

1-1.15 **CONSTRUCTION SCHEDULE.** A list or graphic display of construction activities required for completing the Work, in a format required by the Contract Documents. The duration, start and finish date, and sequence of significant activities, critical path, float and milestones must be indicated in the Construction Schedule.

1-1.16 **CONTRACT OR AGREEMENT.** The written agreement relating to the Work to be performed, the labor, materials, and equipment to be furnished, and the payment to be made therefor. The Agreement/Contract is part of and incorporates all of the Contract Documents.

1-1.17 **CONTRACT CONDITIONS.** Includes the General Conditions, Supplemental Conditions, and Specifications.

1-1.18 **CONTRACT DOCUMENTS.** Includes those documents that form the basis of the Contract, including but not limited to, Bidding Documents, the Bid or Proposal, Contract Bonds, the Contract, all required insurance certificates or endorsements, all bonds, all required certifications or statements, Change Orders, any Contract Amendment, any City Standard which is incorporated by reference and these City of Roseville General Conditions for Buildings and Grounds.

1-1.19 **CONTRACT DRAWINGS.** The official drawings including plans, elevations, sections, detail drawings, diagrams, plated, General Notes, information and schedules thereon, or exact reproductions thereof, showing the location, character, dimension, and details

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of the Work. The Contract Drawings include any drawings or plates bound within the Supplemental Conditions.

1-1.20 **CONTRACT PRICE.** The total compensation to be paid to the Contractor in accordance with the terms of the Agreement.

1-1.21 **CONTRACT TIME.** The number of Days, or portion thereof, allowed for completion of the Work, including all authorized time extensions. The effective date for commencement of the Work specified in the Notice to Proceed shall define the beginning of the Contract Time.

1-1.22 **CONTRACTOR.** Individual, firm, partnership, limited liability company, corporation, joint venture, or any combination thereof, who has entered into the Agreement with City.

1-1.23 **DAY OR DAYS.** Unless otherwise designated, Day or Days as used in the Contract Documents will be understood to mean calendar Day or Days.

1-1.24 **DEPARTMENT.** The Department for Contract Administration, as identified in the Supplemental Conditions.

1-1.25 **DIRECT COSTS.** Those cost items (including labor, materials, equipment and any subcontractor's work) that are used in the actual performance of, and are specifically and uniquely attributable to the Work or changed Work. Direct Costs do not include Overhead. Direct Costs only include the following:

A. Payroll costs for employees in the direct employ of Contractor in the performance of the Work under schedules of job classifications agreed upon by City and Contractor. Payroll costs for employees not employed full time on the Work shall be apportioned on the basis of their time spent on the Work. Payroll costs shall include salaries and

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wages plus the cost of fringe benefits which shall include social security contributions, unemployment, excise and payroll taxes, workers' compensation, health and retirement benefits, sick leave, vacation and holiday pay applicable thereto. Such employees may include superintendents and foremen at the site. The expenses of performing work after regular working hours, on Saturday, Sunday or legal holidays shall be included in the above only to the extent authorized by City in writing.

B. Cost of all materials and equipment furnished and incorporated in the Work, including costs of transportation and storage thereof, and suppliers' field services required in connection therewith. All trade discounts, rebates and refunds and all returns from sale of surplus materials and equipment shall accrue to City, and Contractor shall make provisions so that they may be obtained.

C. Payments made by Contractor to the subcontractors for work performed by subcontractors. If required by City, Contractor shall obtain competitive bids from subcontractors acceptable to Contractor and shall deliver such bids to City who will then determine which bids will be accepted. If a subcontract provides that the subcontractor is to be paid on the basis of cost of the work plus a fee, the subcontractor's cost of the work shall be determined in the same manner as Contractor's cost of the work. All subcontracts shall be subject to the other provisions of the Contract Documents insofar as applicable.

D. Costs of special consultants (including engineers, architects, testing laboratories, surveyors, and accountants) employed for services specifically, and only, related to the Work.

E. Supplemental costs including the following:

1. The proportion of necessary transportation, travel and subsistence

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expenses of Contractor's employees incurred in discharge of duties connected with the Work.

2. Cost, including transportation and maintenance, of all materials, supplies, equipment, machinery, appliances, office and temporary facilities at the site and hand tools not owned by the workers, which are consumed in the performance of the Work, and cost, less market value of such items used but not consumed which remain the property of Contractor.

3. Rentals of all construction equipment and machinery and the parts thereof whether rented from Contractor or others in accordance with rental agreements approved by City, and the costs of transportation, loading, unloading, installation, dismantling and removal thereof, all in accordance with terms of said rental agreements. The rental of any such equipment, machinery or parts shall cease when the use thereof is no longer necessary for the Work.

4. Sales, consumer, use or similar taxes related to the Work, and for which Contractor is liable, imposed by laws and regulations.

5. The cost of utilities (including the meter and all associated installation costs), fuel and sanitary facilities at the site.

6. Cost of premiums for additional bonds and insurance required because of changes in the Work.

1-1.26 **DIRECTOR.** Director of the Department for Contract Administration or his or her designee.

1-1.27 **EMERGENCY.** Any sudden generally unforeseen occurrence (such as a fire, flood, storm, earthquake, civil disorder, or other natural and/or man-made disaster) that has the potential to adversely affect the safety of life, the Work, and/or adjacent property; to interrupt contracts essential to the performance of the Work; and/or to cause catastrophic failure of City

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equipment and/or facilities.

1-1.28 **ENGINEER OR ARCHITECT.** Professional Engineer or Architect designated for a particular project responsible for signing and sealing the permit drawings, interpretation of the drawings where ambiguities exist, review of requests for information, design Change requests and Shop Drawings, resolution of errors and omissions, and finalization of Record Documents.

1-1.29 **FINAL COMPLETION.** When the project has been completed according to the terms and conditions set forth in the Contract Documents. Final Completion is not the same as Acceptance.

1-1.30 **FORCE ACCOUNT.** Payment by force account shall mean payment on the basis of the Contractor's time and materials.

1-1.31 **GENERAL NOTES.** The written instructions, provisions, conditions or other requirements appearing on the Contract Drawings and so identified thereon, which pertain to the performance of the Work.

1-1.32 **INSTALLATION, INSTALL.** Completely assembling, erecting, and/or connecting materials, parts, components, supplies, and related equipment specified or required for the completion of the Work.

1-1.33 **LABORATORY.** Established professional laboratories authorized by the City to test materials and Work involved in the Contract.

1-1.34 **LEGAL HOLIDAYS.** Those days designated as Federal holidays or declared by the City, or otherwise specified in the Contract Documents.

1-1.35 **LIQUIDATED DAMAGES.** The amount prescribed in the Contract Documents to be paid to the City or to be deducted from any payments due or to become due the

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Contractor for each day's delay in completing the whole or any specified portion of the Work beyond the time allowed in the Supplemental Conditions.

1-1.36 **NOTICE OF COMPLETION.** A legal notice filed by the City with the Placer County Recorder's Office stating that construction has been completed and accepted by the City.

1-1.37 **NOTICE TO PROCEED.** A written notice given by the City to the Contractor fixing the date on which the Contract Time will commence to run.

1-1.38 **NOTICE OF TERMINATION.** Written notice from the City to the Contractor and/or its Surety terminating the Agreement, or a portion thereof, either for convenience of the City or for default due to the Contractor's failure to perform its contractual obligations.

1-1.39 **OVERHEAD.** Business or administrative expenses (including but not limited to office expenses, administrative staff, rent, insurance, utilities) not chargeable to a particular part of the Work. The term "Overhead" shall include all of the following:

A. Payroll costs and other compensation of Contractor's officers, executives, principals (of partnerships and sole proprietorships), general managers, engineers, architects, estimators, attorneys, auditors, accountants, purchasing and contracting agents, expediters, timekeepers, clerks, and other personnel employed by Contractor whether at the Work Site or in Contractor's principal or a branch office for general administration of the Work and not specifically included in the agreed upon schedule of job classifications, all of which are to be considered administrative costs covered by the Contractor's fee.

B. Expenses of Contractor's principal and branch offices other than Contractor's office at the site.

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C. Any part of Contractor's capital expenses, including interest on Contractor's capital employed for the Work and charges against Contractor for delinquent payments.

D. Cost of premiums for all bonds and for all insurance whether or not Contractor is required by the Contract Documents to purchase and maintain the same, except as provided in section 1-1.25.

E. Other overhead or general expense costs of any kind.

1-1.40 **PREMISES.** Shall mean the area within construction easements, easements, rights of entry and City owned property which surrounds the Work Site, limited by the property lines thereof. In some cases Premises may coincide with the Work Site.

1-1.41 **PROFESSIONAL ENGINEER.** An engineer licensed by the Board of Registration for Professional Engineers, State of California.

1-1.42 **PROJECT MANUAL.** A book containing all Contract Documents.

1-1.43 **PROPOSAL FORMS.** The approved forms upon which the City requires that each Bidder submit its bid with regard to the Agreement.

1-1.44 **REQUEST FOR INFORMATION (RFI).** A document issued by the Contractor requesting information concerning the Contract Documents.

1-1.45 **SAFETY.** Includes the practice of identifying potential hazards, assessing their risk, taking corrective action where possible, including and providing control measures such as engineering design, written procedures, and the personal protective equipment for workers in order to eliminate or reduce the risk for exposure in the workplace.

1-1.46 **SCHEDULE OF VALUES.** The breakdown of the Contract Price that will serve as the basis for Contractor's Applications of Payment. Any lump sum bid item

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included within the Contract Price will be apportioned among values relating to specific components of the Work covered by said lump sum.

1-1.47 **SHOP DRAWINGS.** Drawings, plans, diagrams, schedules, and other data specifically prepared and submitted to the City by the Contractor, showing in detail: (a) the proposed fabrication and assembly of a special component of the Work; and (b) the Installation (form, fit and attachment details) of a special component of the Work. Shop Drawings shall be deemed to include Working Drawings, Product Data, literature, and applicable performance and test data.

1-1.48 **SPECIFICATIONS.** The technical Specifications for the Work prepared by the Director or an Engineer or Architect describing in detail the nature of the Work, its components, any performance standards, and how the Work is to be constructed.

1-1.49 **SUBCONTRACTOR.** Any individual, firm, partnership, limited liability company, corporation, joint venture, or combination thereof, other than employees of the Contractor, engaged by the Contractor to furnish services, labor, equipment and materials for a portion of the Work.

1-1.50 **SUBMITTALS.** Those documents required to be submitted by the Contractor for review by the City in accordance with the Contract Documents.

1-1.51 **SUPPLEMENTAL CONDITIONS.** The Supplemental Conditions are specific clauses modifying or supplementing these General Conditions.

1-1.52 **SUPPLIER.** Any individual, firm, partnership, limited liability company, corporation, joint venture, or combination thereof, other than employees of the Contractor, that supplies a tangible product as a portion of the Work, with services usually limited to delivery and/or required testing, and with manufacturing, fabrication, or production facilities located off

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the Work Site.

1-1.53 **WORK.** The furnishing of all labor, and the furnishing and Installing of all materials, articles, supplies and equipment as specified, designated, or required by the Contract Documents.

1-1.54 **WORK SITE.** All or portion of the Premises that the Work is limited to as shown on the Contract Drawings or designated by the Director. Public streets are not included unless Work is being done within the street right-of-way.

1-1.55 **WORKING DRAWINGS.** Original drawings prepared by the Contractor and/or its Subcontractors or Suppliers, of any tier, illustrating Work required for construction that will not become an integral part of the completed Work. This includes, but is not limited to, drawings for temporary structures such as decking, bulkheads, excavation supports, utility support, groundwater control, forming, falsework, access roads, staging areas, staging plans, and diversion plans. A Working Drawing is one type of a Shop Drawing.

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SECTION 2

CONTROL AND SCOPE OF THE WORK

2-1.01 **AUTHORITY OF DIRECTOR.** The Contract shall be performed in a manner satisfactory to the Director who shall decide all questions which may arise as to the quality or acceptability of materials furnished and Work performed and as to the manner of performance and rate of progress of the Work; all questions which may arise as to the interpretation of the Contract Documents; all questions as to the acceptable fulfillment of the Contract on the part of the Contractor; and all questions as to compensation. The Director shall have authority to enforce and make effective such decisions and orders in the event the Contractor fails to promptly carry out the same.

2-1.02 **INTENT OF CONTRACT DOCUMENTS.** The Contract Documents are complementary, and what is called for by one shall be as binding as if called for by all. The intent of the Contract Documents is to describe the details for the construction and completion of the Work. Where the Contract Documents describe portions of the Work in general terms, but not in complete detail, it is understood that only the best general practice shall be followed and that only materials and workmanship of the best quality are to be used. Any Work, materials, or equipment that are customarily provided, or that are reasonably inferable from the Contract Documents as being required to produce the intended result, shall be supplied, whether or not specifically called for. When words, which have a well-known technical or trade meaning are used to describe work, materials, or equipment, such words shall be interpreted in accordance with that meaning. Unless otherwise specified, the Contractor shall furnish all labor, materials, tools, equipment, and incidentals, and do all the Work involved in executing the Contract in a

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satisfactory and workmanlike manner.

Reference to standard specifications, manuals or codes of any technical society, organization or association, or to the laws or regulations of any governmental authority, whether such reference be specific or by implication, shall mean the latest standard specification, manual, code, laws, or regulations in effect on the first published date of the Notice to Contractors, except as may be otherwise specifically stated. However, no provision of any referenced standard specification, manual or code (whether or not specifically incorporated by reference in the Contract Documents) shall be effective to change the duties and responsibilities of City or Contractor, or any of their consultants, agents, or employees from those set forth in the Contract Documents, nor shall it be effective to assign to City, or City's designated representative, any duty or authority to supervise or direct the furnishing or performance of the Work or any duty or authority to undertake responsibility contrary to other provisions of the Contract Documents.

The Contract Documents are divided into parts, divisions, sections and articles for convenience, organization and reference. Generally, there has been no attempt to divide the Specifications sections into work performed by the various building trades, work by separate Subcontractors, or work required for separate facilities in the project.

2-1.03 **EXAMINATION AND VERIFICATION OF CONTRACT DOCUMENTS.** The Contractor shall thoroughly examine and become familiar with all of the various parts of the Contract Documents and shall determine the nature and location of the Work, the general and local conditions (including applicable laws) and all other matters which can in any way affect the cost, progress or performance of the Work under this Agreement. Failure to make an examination necessary for this determination shall not release the Contractor from the obligations of the Agreement. No oral agreement or conversation with any officer, or employee

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of the City, or with the City's designated representative either before or after the execution of the Agreement, shall affect or modify any of the terms or obligations contained in the Contract Documents.

2-1.04 **CONTRACT DRAWINGS.** The Contract Drawings consist of general drawings and show such plans, elevations, sections, details and schedules as are necessary to give a graphic and pictorial description of the contemplated construction. All authorized alterations affecting the requirements and information given on the Contract Drawings shall be in writing.

2-1.05 **COORDINATION AND INTERPRETATION OF CONTRACT DOCUMENTS.** All Contract Documents are essential parts of the Contract, and a requirement occurring in one is as binding as though occurring in all. They are intended to be complementary, and to describe and provide for a complete Work.

In the event of inconsistencies between requirements contained in different components of the Contract Documents, the precedence of the Contract Documents shall be as follows to resolve conflicts:

1. Change Orders
2. The Contract (including Addenda)
3. The Supplemental Conditions
4. Specifications
5. Contract Drawings
6. The General Conditions

Should it appear that the Work to be done or any of the matters relative thereto are not sufficiently detailed or explained in the Contract Documents, the Contractor shall submit a

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Request for Information ("RFI") to the Director for such further explanations as may be necessary and shall conform to the written explanation given as if part of the Contract Documents. The decisions of the Director shall be final.

Contractor shall anticipate that it will be necessary to prepare and submit RFIs regarding the Contract Documents. The City will respond to each RFI by no later than fourteen (14) Days after receipt of the RFI, unless the RFI is of significant complexity. Furthermore, in the event that there are numerous RFIs pending, Contractor shall cooperate with the City in establishing a priority for responding to the RFIs, and potentially some RFIs may be responded to beyond the fourteen (14) Day period.

Each RFI prepared by Contractor shall be full and complete. Contractor shall prepare RFIs so as to not cause any delay to the progress of the Work and to not cause any impact to Contractor's labor productivity in the field. Contractor shall not assert any Claims for delay or interference against the City if Contractor fails to timely submit any RFI to the City, after consideration of the response period allowed for by the City.

The response to an RFI shall not, by itself, constitute a writing that authorizes Contractor to perform any Work that causes an adjustment to either the Contract Price or the Contract Time. If Contractor believes that any response to any RFI should constitute a compensable change, Contractor shall provide a Notice of Potential Claim as provided in Section 7-1.03, below. Contractor's failure to provide the required written notice shall constitute a waiver of the Contractor's right to seek a compensable change based on the RFI response.

The Contractor shall examine all Contract Documents; shall verify all figures in the Contract Documents before laying out the Work; shall promptly notify the City of all errors, inconsistencies, and/or omissions that it discovers; and, in instances where such non-

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conformities are discovered, shall obtain specific instructions in writing from the City before proceeding with the Work. Contractor's performance of any Work affected by such non-conformities prior to the City's decision shall be at the Contractor's risk. Any Work that is customarily provided or that is reasonably inferable shall not relieve the Contractor from performing such work at no additional expense and/or delay, and such Work shall be performed as if fully set forth in the Contract Documents.

2-1.06 **INDEPENDENT CONTRACTOR STATUS.** The Contractor shall independently perform all Work required by the Contract Documents and shall not be considered as an agent or employee of the City, nor shall the Contractor's Subcontractors or employees be considered as subagents of the City.

The Contractor and Contractor's Subcontractors shall be licensed in accordance with the laws of the State of California and as more particularly described in the bidding documents or elsewhere in the Contract Documents.

2-1.07 **ORDER OF WORK.** When required by the Contract Documents, the Contractor shall follow the sequence of operations set forth therein. Full compensation for conforming to such requirements will be considered as included in the prices paid for the various Contract items of work, and no additional compensation will be allowed therefor.

2-1.08 **SUBMITTALS.** It shall be the Contractor's responsibility to timely submit, so as to cause no delay in the Work, all Shop Drawings, descriptive data, manuals, instructions, affidavits, samples for the various trades as required by the Supplemental Conditions and Specifications, and offers of alternatives, if any. Such Submittals shall be checked and coordinated by the Contractor with the Work of other trades involved before they are submitted to the Director for examination.

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The Contractor shall deliver at least one (1) electronic copy of the Submittals to the Director, and one (1) hard copy if requested. Work requiring the submittal of working drawings, descriptive data or samples shall not begin prior to approval of said Submittal by the Director.

The time allowed for review of each Submittal will be as indicated in the Supplemental Conditions. Review time will start upon receipt of the Submittal by the Director and will end upon the Director's mailing of the Submittals to the Contractor. Defective, incomplete or partial Submittals will be returned to the Contractor unreviewed.

Submittals shall be made by a letter of transmittal that shall contain a list of all matter submitted and identification of all variations from the Contract Documents contained in the Submittal. The letter and all items accompanying the same shall be fully identified as to project name and location, Contractor's name, district, county, and Contract number, with ample cross-references to the Contract Documents, to facilitate identification of items and their location in the Work.

All Shop Drawings and supporting data, catalogs, schedules, shall be submitted as the instruments of the Contractor, who shall be responsible for their accuracy and completeness. These Submittals may be prepared by the Contractor, Subcontractors, or Suppliers, but the Contractor shall ascertain that Submittals meet all of the requirements of the Contract Documents, while conforming to structural, space, and access conditions at the point of Installation. The Contractor shall check all Submittals before submitting them to the Director.

2-1.08A **SHOP DRAWINGS.** The Contractor shall submit an electronic copy (searchable PDF) of all Shop Drawings required by the Supplemental Conditions or Specifications, and one (1) hard copy, if requested by the Director. Shop Drawings shall also be provided separately in AutoCAD format using the latest version of AutoCAD. An electronic

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copy will be returned to the Contractor either approved for use, as demonstrated by a stamp, or returned for correction and resubmittal. Materials, colors and/or samples will not be returned to the Contractor. Shop Drawings include any drawing, which requires execution by a draftsman as distinguished from printed matter. The size of Shop Drawings shall not exceed twenty-four inches (24") by thirty-six inches (36").

2-1.08B **DESCRIPTIVE DATA.** The Contractor shall submit an electronic copy (searchable PDF) of each set of manufacturer's brochures or other data required by the Supplemental Conditions or Specifications, and one (1) hard copy, if requested by the Director. The City will examine such Submittals and return either an electronic copy or a hard copy approved for use or returned for correction and resubmittal.

2-1.08C **SAMPLES.** The Contractor shall submit samples of articles, materials or equipment as required by the Supplemental Conditions or Specifications. The Work shall be in accordance with the approved samples. Samples shall be removed from City property when directed or may be incorporated in the Work if approved by the Director. Samples not removed by the Contractor will become the property of the City or, at the City's option, will be removed or disposed of by the City at the Contractor's expense.

2-1.08D **MANUALS, INSTRUCTIONS AND AFFIDAVIT.**

A. Manuals and Instructions. Where operation and maintenance manuals are required by the Supplemental Conditions, the Contractor shall submit two (2) sets of manuals, suitably bound, along with two (2) electronic copies in an approved format, to the Director within forty-five (45) Days after favorable review of the equipment or facilities. If operation and maintenance manuals are approved to be provided in PDF format, text shall be provided in searchable PDF format, making proper use of PDF for headings and heading levels,

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paragraphs, tables, and lists. Submitted operation and maintenance manuals shall be a collected, organized, and indexed set of bookmarked PDF documents comprising each operation and maintenance manual that corresponds to a hardcopy binder. All manuals shall be marked to indicate the specific equipment furnished for this project and shall include at a minimum:

1. Equipment summary form
2. Cover/Title page
3. Table of contents
4. Operating procedures including start-up, shutdown, normal operation, all operating modes, emergency shutdown, and safety precautions
5. Lubrication instructions (if required)
6. Preventative maintenance procedures
7. Troubleshooting and corrective maintenance procedures
8. Reinstallation instructions
9. Overhaul instructions (if applicable)
10. Parts identification list with exploded view and associated cross references
11. Recommended spare parts list
12. Operator safety requirements
13. Electrical and control system wiring drawings, including panel wiring control (ladder) diagrams, logic diagrams, loop diagrams, and interconnection diagrams
14. Panel layout and assembly drawings

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15. Mechanical drawings

16. Printouts of all software programs and configuration files

17. Factory and field test procedures and results

Operation and maintenance manuals for complex equipment shall also include:

18. Alternate specified operating modes

19. Emergency shutdown instructions

20. Normal shutdown instructions

21. Long term shutdown instructions

Operation and maintenance manuals for systems comprised of separate pieces of equipment shall include a system explanation of items 4, 7, 18, 19, 20, and 21 as well as the instructions for the separate pieces of equipment.

B. Affidavits. Where required in the Supplemental Conditions or Specifications, manufacturers of equipment shall provide field service as a part of this project. Equipment shall not be considered ready for full time operation until after the authorized factory-trained and qualified manufacturer's representative for the specific equipment has checked and adjusted the equipment and certified by written affidavit that the equipment has been properly Installed, tested, adjusted, lubricated, and calibrated, and is ready for full time operation. Acceptable affidavits shall be submitted prior to completion of the Work. Affidavits shall contain the following specific wording:

"The (Name of Equipment) has been properly installed, tested, adjusted, lubricated, and calibrated, and is ready for full time operation. The installation has been inspected and has been found to be in conformance with our (the manufacturer's) standards and requirements."

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No amplification, dilution, or modification of this specific wording will be permitted.

2-1.08E **ALTERNATIVES.** For convenience in designation in the Contract Documents, certain materials, articles, or equipment may be designated by a brand or a trade name or the name of the manufacturer together with catalog designation or other identifying information, hereinafter referred to generically as "designated by brand name." Except in those instances where the product is designated to match others in use in a particular improvement, either completed or in the course of completion, an alternative material, article, or equipment which is of equal quality and of the required characteristics for the purpose intended may be proposed for use provided the Contractor complies with the following requirements:

A. The Contractor shall submit its proposal for an alternative in writing. Such request shall be made in ample time to permit review and approval without delaying the Work. The Contractor shall not be entitled to an adjustment of the Contract Time or an increase in the Contract Price based on any Contractor-proposed substitution.

B. No such proposal will be considered unless accompanied by complete information and descriptive data, necessary to determine the equality of the offered materials. The Contractor shall satisfy the Director as to the comparative quality, suitability, or performance of the offered material, articles, or equipment. In the event that the Director rejects the use of such alternative materials, articles, or equipment, then one of the particular products designated by brand name shall be furnished.

C. The burden of proof as to the quality and suitability of alternatives shall be upon the Contractor and it shall furnish all information necessary as required by the Director. The Director shall be the sole judge as to the quality and suitability of alternative articles or materials and such decisions shall be final. Where use of an alternative material

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involves redesign of, or changes to, other parts of the Work, the cost and time required to effect such redesign or changes will be considered in evaluating the suitability of the alternative material. Cost of redesign by the City will be borne by the Contractor.

D. Whenever classification, rating or other certification by a body such as Underwriters Laboratories (UL) or the National Electrical Manufacturers Association (NEMA) is a part of the specification for any material, Contractor's request for use of alternative articles or materials shall be accompanied by reports from the listed or equivalent independent testing Laboratory indicating compliance with the Contract Documents. The cost of all testing required to prove equality of the material proposed shall be borne by the Contractor. Approval of an alternative shall be only for the characteristics or use named in such approval, and shall not be used to change or modify any requirement of the Contract Documents.

E. At its election, the City reserves the right to consider any Contractor proposed substitution as a Cost Reduction Proposal under Section 3-1.07 of these General Conditions in the event that there is a significant savings resulting from the substitution.

The Director will examine, with reasonable promptness, such Submittals, and return of Submittals to the Contractor shall not relieve the Contractor from responsibility for deviations and alternatives from the Contract Documents, nor shall it relieve the Contractor from responsibility for errors in the Submittals. A failure by the Contractor to identify in its letter of transmittal material deviations from the Contract Documents shall void the Submittal and any action taken thereon by the Director. When specifically requested by the Director, the Contractor shall resubmit such Shop Drawings, descriptive data and samples as may be required.

If any mechanical, electrical, structural, or other changes are required for the proper Installation and fit of alternative materials, articles, or equipment, or because of deviations from

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the Contract, such changes shall not be made without the approval of the Director and shall be made without additional cost to the City.

2-1.09 **DISPOSAL OF MATERIAL OUTSIDE THE WORK SITE.** Unless otherwise stated elsewhere in the Contract Documents, the Contractor shall, at its own cost and expense, make its own arrangements for disposing of materials outside the Work Site.

Except when material is to be disposed of at a landfill or recycling center, when any material is to be disposed of outside the Work Site, the Contractor shall first obtain written permission from the City to dispose of the material at the intended location. The City's approval will be contingent upon the Contractor obtaining a written permit from the property owner on whose property the disposal is to be made. Prior to the disposal of any material at the intended location, the Contractor shall submit such permit or a certified copy thereof to the City, together with a written release from the property owner absolving the City from any and all responsibility related to the disposal of material on said property.

Disposal of Hazardous Materials must be done in accordance with all laws and regulations. Copies of all required regulatory documentation including copies of final manifests shall be supplied to the City.

2-1.10 **ACCESS TO THE WORK.** The Contractor shall satisfy itself that the jurisdictions through which its operations and haul routes pass will permit such operations with respect to the type of vehicle, laden weights, frequency and dimensions of loads, hours of operation and required traffic control. All necessary permits, licenses or bonds shall be obtained and paid for by the Contractor.

2-1.11 **TEMPORARY UTILITIES.** The Contractor shall make its own arrangements with utility companies for any temporary services it may require in performance of

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the Work and shall pay all costs of these services directly to these utility organizations.

2-1.12 **UTILITY FACILITIES.** The Contractor shall protect from damage those utility facilities that are to remain in place, be Installed, relocated or otherwise arranged.

The Contractor's attention is directed to the possible existence of facilities not shown, and of facilities in a location different from that, which is indicated. The Contractor shall take steps to ascertain the exact location of all facilities prior to doing any Work, which may damage such facilities or interfere with their service. Where the location of a facility is indicated or inferred from the presence of visible facilities such as buildings, meters, and junction boxes, the Contractor shall make such excavations and explorations as are necessary to ascertain the correct location. Unless provided for elsewhere in the Contract Documents, the cost of such excavations and explorations will be considered as a part of the cost of other items of Work and no additional payment will be made. Such excavations and exploratory Work shall not entitle the Contractor to an extension of time.

If the Contractor discovers underground facilities not indicated or inferred from the Contract Documents, the Contractor shall immediately give the Director written notification of the existence of those facilities. The Contractor shall determine the exact location of the underground facilities and the cost of the work will be paid for in accordance with the Contract Documents. The underground facilities shall be protected from damage as directed by the Director and the cost of that work will be paid for as extra work. The Contractor shall, if directed by the Director, repair any damage, which may occur to the underground facilities. The cost of that repair work, not due to the failure of the Contractor to exercise reasonable care, will be paid for as extra work. Damage due to the Contractor's failure to exercise reasonable care shall be repaired at the Contractor's cost and expense.

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Where it is determined by the City that the rearrangement of an underground facility, the existence of which is not shown on the Contract Drawings, is essential in order to accommodate the Work, the City will provide for the rearrangement of such facility by other forces or, when so ordered by Change Order, such rearrangement shall be performed by the Contractor and will be paid for as provided under a Change Order.

The Contractor shall be responsible for the maintenance of all utility facilities placed by the Contractor in temporary locations, and all utilities within the construction area not required to be relocated but which are required to be shored or supported during the construction period. The cost of such maintenance shall be borne by the Contractor, and no other compensation shall be due the Contractor for this Work.

The cost of providing and maintaining all necessary or required temporary structures, of making any necessary repairs, replacements, or similar operations, or furnishing indemnity or other bonds, if required, and all costs required by this Section shall be paid by the Contractor and shall be included in the prices bid in the schedule for other items of work.

2-1.13 **PRESERVATION AND CLEANING.** The Contractor shall clean up the Work at frequent intervals and at other times when directed by the Director. While finish Work is being accomplished, floors, Work areas and finished areas shall be kept clean, free of dust, construction debris and trash. Upon completion of the Work, the Contractor shall remove from the Premises its construction equipment and any waste materials not previously disposed of, leaving the Premises thoroughly clean and ready for final inspection.

2-1.14 **LIMITATIONS ON WORK SITE AND PREMISES.** The Contractor shall limit its construction operations to the Work Site unless otherwise shown on the Contract Drawings or specified. The Contractor shall perform no operation of any nature over or on the

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Premises except such operations as are authorized by the Contract Documents or as authorized by the Director.

2-1.15 **DUST CONTROL.** During the performance of all Work under this Contract, the Contractor shall assume all responsibility for dust control and shall furnish all labor, equipment, and means required to carry out proper and efficient measures wherever and whenever dust control is necessary to prevent the operations from producing dust damage and nuisance to persons and property. Any claims resulting from dust damage or nuisance shall be borne solely by the Contractor. The Contractor shall comply with all applicable Air Quality Act requirements.

2-1.16 **SANITATION.** The Contractor shall provide sanitary facilities for all persons working on the Work.

2-1.17 **NIGHT WORK AND NORMAL WORKING HOURS.** Normal working hours at the construction site shall be between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday. Legal holidays are excluded. Certain utility connections and street operations are anticipated to require night Work by the Contractor during low usage periods. The Contractor may also be required to prosecute the Work at night if, at any time, the Director shall deem it necessary for the progress of the Work, or if emergencies arise. The Contractor shall promptly comply with any such requirements made in writing by the Director. The Contractor will also be permitted to Work at night if Contractor satisfies the Director of the need therefor, in order to maintain the required progress or protect the Work from the elements. Certain activities are required to be performed at night for nominal progress of the Work and/or are specified to be performed at night by other portions of the Supplemental Conditions. When required, ordered, or permitted to Work at night, the Contractor shall provide sufficient and

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satisfactory lighting and other facilities therefor. The Contractor shall receive no extra payment for night Work, if specified or if required to be performed during the normal progress of the Work, but compensation shall be considered as having been included in the price stipulated for the Work.

If Contractor performs work during weekends, holidays or any non-normal work hours, Contractor shall pay for required City Inspectors.

2-1.18 **LINES AND GRADES.** Unless otherwise provided in the Supplemental Conditions, the Contractor shall lay out all Work, including structures and pipelines, and shall be responsible for any errors resulting therefrom. In all questions arising as to proper location of lines and grades, the Director's decision will be final.

As part of the bid price for the construction of the improvements, the Contractor shall provide and be responsible for the layout of all Work on this project. The Contractor shall provide all necessary surveys, field staking, and positioning for the construction of all components at the proper alignment, elevations, grades, and positions, as indicated on the Contract Drawings and as required for the proper operation and function. The Contractor shall stake its Work area limits. Contractor shall perform all construction staking using a land surveyor licensed in the State of California. Contractor shall provide a staking plan prior to commencement of Work for the City's review and maintain monuments, stakes, and marks, and shall update the plan as necessary. Director, or Director's designated representative, may verify the field condition. Errors or inconsistencies in the Contract Documents discovered by the Contractor shall be reported to the Director within twenty-four (24) hours and prior to constructive forms or related improvements. Any work Installed with this requirement shall be subject to removal and replacement at the Contractor's expense.

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The Contractor's lay-out shall be based on existing structures, property lines, survey control, and bench marks established by the City. All structures and pipeline connections shall be Installed based on actual elevation of existing structures to which connections are made.

The Contractor shall supply such labor as required, at no extra charge, to aid and assist the Director in checking location and grades of the Work as set by the Contractor if the Director desires to perform this checking. This shall include moving materials and equipment located between monuments and the construction Work.

2-1.19 **ARCHEOLOGICAL DISCOVERIES.** Upon discovery of prehistoric or historic artifacts, or other indicators or examples of cultural resources discovered during the course of site preparation, grading, excavation, construction or other development activities, all operations within fifty feet (50') of the find shall cease until such time as the City provides the services of a qualified archeologist to evaluate the finds and recommend appropriate action.

Prehistoric materials can include flaked stone tools (e.g., projectile points, knives and choppers) or tool making debris of obsidian, chert, quartzite and other materials, culturally darkened soil (i.e., midden, which often contains heat affected rock, ash and charcoal, shellfish remains, and cultural materials), and stone milling equipment such as mortars, pestles and hand stones. Historic material may include wood, stone, concrete or adobe footings, walls and other structural remains; debris filled wells or privies; and deposits of wood, metal, glass, ceramics and other refuse.

2-1.20 **PRESERVATION OF MONUMENTS.** Any monuments or bench marks disturbed by construction operations shall be repaired per the City's standard and promptly re-established by a registered land surveyor or civil engineer. A plat for each monument shall be furnished to the Director after the plat has been recorded with the Placer

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County Recorder's Office at no additional cost to the City. The recorded plat shall serve as a record of the re-establishment of said existing survey points.

2-1.21 **CONFORMITY WITH CONTRACT DOCUMENTS.** Work and materials shall conform to the lines, grades, cross sections, dimensions and material requirements, including tolerances, required by the Contract Documents. Although measurement, sampling and testing may be considered evidence as to such conformity, the City shall be the sole judge as to whether the Work or materials deviate from the Contract Documents. At its option, the City may elect to accept deviations from the Contract Documents with appropriate backcharge Assessments against the Contractor, and, if such an election is made, the City will provide written notice to the Contractor of such acceptance.

2-1.22 **FINAL CLEANUP.** Prior to final Acceptance of the Work, the Contractor shall thoroughly clean the Premises, remove all temporary structures built by or for the Contractor, and remove all equipment and surplus construction material and debris from the area. The entire project, before Acceptance by the City, shall be left in a neat and clean condition. All Work areas and temporary construction areas shall be returned to essentially the same conditions existing before the commencing of project construction.

2-1.23 **AS-BUILT DOCUMENTS AND DRAWINGS.** The Contractor shall maintain one set of the full size prints furnished by the City and mark thereon in color any deviations from plan dimensions, elevations, or orientations. Also, the Contractor shall locate on said prints, all underground facilities, such as piping, conduits and tanks by accurate field measurement from structure walls, corners, etc. The Contractor shall submit the prints and an electronic CD (searchable PDF or source file format such as AutoCAD) in good condition to the Director upon completion of the job as a condition of Acceptance of the project. Marked prints

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shall be updated at least once each week and shall be available to the Director for review as to currency prior to developing partial payment estimates. After the completion of testing, but prior to Acceptance, the Contractor shall submit As-Built electrical drawings in color and an electronic CD showing all components and their wiring, and as specified in the Supplemental Conditions.

2-1.24 **SUPERINTENDENCE.** The Contractor shall supervise and direct the Work, which shall be performed in accordance with the requirements of the Contract Documents. The Contractor shall be solely responsible for implementation of all construction means, methods, techniques, sequences, and procedures and for coordination of all portions of the Work under the Agreement. The Contractor shall be solely responsible for the safety of its employees, Subcontractors of any tier, Suppliers, visitors to the Contractor, and other third parties associated with the Contractor.

The Contractor shall designate in writing before starting Work, an authorized representative who shall have the authority to represent and act for the Contractor.

When the Contractor is comprised of two (2) or more persons, firms, partnerships, or corporations functioning on a joint venture basis, said Contractor shall designate in writing before starting Work, the name of one authorized representative who shall have the authority to represent and act for the Contractor. Instances of misconduct, contract non-compliance, unsatisfactory performance, or incompetence by these personnel shall be grounds for the City to direct Contractor to dismiss them from the Project. Contractor shall immediately comply with the City's request for dismissal, at no cost to the City, and shall designate a replacement, which shall be subject to approval by the City.

Said authorized representative shall be present at the site of the Work at all times while Work is actually in progress on the Contract. When Work is not in progress and during periods

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when Work is suspended, arrangements acceptable to the Director shall be made for any Emergency Work that may be required.

Whenever the Contractor or its authorized representative is not present on any particular part of the Work where it may be desired to give direction, orders will be given by the Director, which shall be received and obeyed by the superintendent or foremen who may have charge of the particular Work in reference to which the orders are given.

Any order given by the Director, not otherwise required by the Supplemental Conditions to be in writing, will on request of the Contractor, be given or confirmed by the Director in writing.

2-1.25 **CHARACTER OF WORKER.** If any Subcontractor or person employed by the Contractor shall appear to the Director to be incompetent or to act in a disorderly or improper manner, he or she shall be removed immediately on the requisition of the Director, and such person shall not again be employed on the Work.

2-1.26 **INSPECTION.** The Contractor shall at all times permit the Director to inspect the Work or any part thereof. The Contractor shall maintain proper facilities and provide safe access for such inspection by the Director to all parts of the Work, and to the shops where the Work is in preparation. Work shall not be covered up until authorized by the Director and the Contractor shall be solely responsible for notifying the Director where and when such Work is in readiness for inspection and testing. Should any such Work be covered without authorization, it shall, if so ordered, be uncovered at the Contractor's expense.

Unless otherwise designated as normal working hours, whenever the Contractor intends to perform Work on Saturday, Sunday, or a Legal Holiday, the Contractor shall give notice to the Director of such intention forty-eight (48) hours prior to performing such Work, or such longer

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period as may be specified so that the Director may make necessary arrangements.

The observation and/or approval of the workmanship or materials by the City shall not relieve the Contractor of any obligations to fulfill the requirements of the Contract Documents. Workmanship and materials not meeting such requirements shall be corrected and unsuitable Work or material may be rejected, notwithstanding that such Work or materials have been previously observed and/or approved by the City, or payment therefor has been included in a progress estimate.

The City may order re-examination of questioned Work at any time before final Acceptance. If so ordered, the Contractor shall uncover the Work. If such work is found to be in accordance with the Contract Documents, the City will pay for the cost of uncovering, removing, recovering and replacing the parts removed; but if such Work so exposed or examined is not in accordance with the Contract Documents, the uncovering, removal, recovering and replacement shall be at the Contractor's expense. Work that has been covered prior to observation by the City does not qualify as re-examined work; the City may order such work uncovered for observation without payment of any costs.

2-1.27 **REMOVAL OF REJECTED AND UNAUTHORIZED WORK.** All Work which has been rejected shall be remedied, or removed and replaced by the Contractor in a manner acceptable to the Director and no compensation will be allowed the Contractor for such removal, replacement, or remedial Work.

Any Work done beyond the lines shown on the Contract Drawings or established by the Director, or any Work done without written authority will be considered as unauthorized Work and will not be paid for. Upon order of the Director, unauthorized Work shall be remedied, removed, or replaced at the Contractor's expense.

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Upon failure of the Contractor to comply promptly with any order of the Director made under this section, the Director may cause rejected or unauthorized Work to be remedied, removed, or replaced, and the costs thereof will be deducted from any moneys due or to become due the Contractor.

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SECTION 3

CHANGES IN THE WORK

3-1.01 **CHANGES.** The Director, without invalidating this Agreement and without notice to Contractor's surety, may order changes in the Work, consisting of additions or deletions, or other revisions. The Contract Price and the Contract Time shall be adjusted accordingly. All such changes in the Work, including in the Contract Price and the Contract Time, shall be authorized only by Contract Change Order, signed by the Director.

If Contractor claims that performance of any work entitles it to additional compensation or to an extension of time for performance of the Work, Contractor shall provide written notice to the City of any such claim prior to undertaking such work. Contractor shall provide written notice of any anticipated impacts to the Contract Price or Contract Time within three (3) Days of discovering such impact, by submitting a Notice of Potential Claim described in Section 7-1.03 below, or notice of delay as described in Section 6-1.09 below. If the Director refuses to issue a Change Order for such work, Contractor shall perform that work if directed or obligated to do so and shall submit a complete and specific Claim for additional compensation and/or extension of time for performance within fifteen (15) Days after such work is performed, as described in Section 7-1.03 below. Failure to provide written notice of claims prior to undertaking such work, failure to provide a timely Notice of Potential Claim, or failure to submit timely a complete and specific Claim for additional compensation and/or extension of the time for performance, shall be deemed a waiver and abandonment of any such Claim. No Claim, dispute or controversy shall interfere with the progress or performance of the Work and the Contractor shall proceed with the Work as directed by the Director. Failure to so proceed shall amount to a

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default under this Agreement.

3-1.02 **PROPOSED CHANGE ORDERS.** The Contractor will be notified in writing of a proposed Change Order describing the intended change. Within fifteen (15) Days after receipt of a written request, the Contractor shall submit its proposed price to be added or deducted from the Contract Price due to the change and its estimate of the extent of the adjustment in the Contract Time, if any. The Contractor's proposed price to be added to or deducted from the Contract Price shall be supported by a detailed estimate of cost prepared by the Contractor, vendor or Supplier. The Contractor's proposed price submittal shall be accompanied by a statement of the time necessary for the changed Work, together with a description of how this time will be incorporated into the current Construction Schedule. The Contractor shall upon request by the Director permit inspection of its original Contract estimate, subcontract agreements or purchase orders relating to the change.

If agreement is reached on the adjustment in compensation as provided in Section 3-1.05, "Contract Price Adjustment," of these General Conditions, the Contractor shall proceed with the Work as changed at the agreed price.

If the Contractor and the Director fail to agree as to the adjustment in compensation for the performance of the changed Work, the Contractor, upon written order from the Director, shall proceed immediately with the changed Work and the Contract Price shall be adjusted in accordance with Section 3-1.06, "Force Account Payment," of these General Conditions.

If the Contractor fails to submit its cost estimate within such fifteen (15) Day period, the Contractor shall commence the Work as changed immediately upon receipt of written order of the Director, and the Contract Price will be adjusted in accordance with the Director's cost estimate for the changed Work.

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3-1.03 **EMERGENCY AND INDETERMINATE TYPE CHANGE ORDERS.** Changes in the Work made necessary by an Emergency, as determined by the Director, or changes of a kind where the extent of the Work cannot be determined until completed, may be authorized by the Director in writing. The Change Order shall state that it is issued pursuant to this Section 3-1.03. Upon receipt of an authorized Change Order or other written order of the Director, the Contractor shall proceed with the ordered Work and the Director will maintain a daily job record containing a detailed summary of all labor, materials and equipment required for the changed Work.

Within fifteen (15) Days after receiving a written request, the Contractor shall submit a detailed estimate of cost for the change and any requested change in Contract Time in the same manner as required for proposed Change Orders in Section 3-1.02 of these General Conditions.

3-1.04 **EXECUTED CHANGE ORDER.** A Contract Change Order signed by both the Director and the Contractor is an "executed Contract Change Order." By signing the Contract Change Order, the Contractor agrees that the specified compensation constitutes full compensation for the changed Work, including payment for interruption, disruption, acceleration, extended Overhead, delay or any other "impact" claim or "ripple effect" claim. The Contractor specifically understands and agrees that its execution of the Contract Change Order shall constitute a waiver of any right for the Contractor to claim any additional compensation with respect to the subject matter of the Contract Change Order.

3-1.05 **CONTRACT PRICE ADJUSTMENT.** If a Contract Change Order provides for an adjustment to the Contract Price, the amount of such adjustment shall be determined by one of the following methods, or a combination thereof, as determined by the City and in its sole discretion:

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A. Lump sum. The Contractor and the City may agree on a lump sum amount for the Change Order. At the City's request, the Contractor will provide pricing for the work. Maximum markups for Contract Change Orders paid for using lump sum pricing shall be paid for in the same manner and in the same amounts as markups for Force Account work, as described in Section 3-1.06 below.

B. Unit Prices. The unit prices set forth in the Contractor's Schedule of Bid Prices will be utilized where they are applicable and acceptable to the City. The Contractor's unit prices shall remain firm and shall not be subject to adjustment unless and until the actual quantity of work is increased or decreased by Contract Change Order in an amount greater than twenty-five percent (25%) from the estimated quantity indicated for such item. No markups will be given for Contract Change Orders paid for using unit prices.

Unit prices for new items included in the Contract Change Order but not included in the original bid shall be as mutually agreed upon or, in the absence of agreement, as determined by the City in the same manner as if the work were to be paid for on a Force Account basis, as described in Section 3-1.06 below.

C. Force Account. Where the City and the Contractor are unable to agree on lump sum pricing and if the City does not elect to utilize the unit prices in Contractor's bid, or such unit prices are not applicable, the changed work will be performed and tracked by the Contractor as Force Account work, as described in Section 3-1.06 below. The City will pay for such work, including markups, properly attributable to the change in accordance with those Force Account provisions.

D. Eliminated Items. The City reserves the right to delete any bid item of Work in its entirety. The City makes no representation that any work under a bid item of Work

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will be performed, and all work may be subject to a Contract Change Order that deletes such work. Bid items are distinct and severable from the other bid items, and the Contractor shall not be entitled to any anticipated profit, unabsorbed Overhead, or other indirect expense attributable to the deleted item, except as provided immediately below with regard to Force Account mark-ups on the direct and verifiable costs incurred prior to the City's order that deletes the work.

Should any bid item of Work be eliminated in its entirety and not accounted for as described immediately above and, in the absence of an executed Contract Change Order covering such elimination, payment will be made to the Contractor for actual direct and verifiable costs incurred in connection with such eliminated bid item if incurred prior to the date of notification in writing by the City of such elimination. If acceptable material is ordered by the Contractor for the eliminated item prior to the date of notification of such elimination by the City, and if orders for such material cannot be canceled, it will be paid for at the actual direct and verifiable cost to the Contractor. Actual direct costs shall include documented vendor shipping fees, Supplier restocking fees, if applicable, and Contractor handling costs directly related to the eliminated item(s). In such case, the material paid for shall become the property of the City and the actual cost of any further handling will be paid for by the City. If the material is returnable to the vendor and if the City so directs, the material shall be returned and the Contractor will be paid for the actual direct cost of charges made by the vendor for returning the material. The actual direct cost of handling returned materials will also be paid for by the City. The actual direct and verifiable costs to be paid by the City as provided herein will be computed in the same manner as if the work were to be paid for on a Force Account basis, including the application of Force Account mark-ups to said costs.

3-1.06 **FORCE ACCOUNT PAYMENT.** When Work performed pursuant to a

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Change Order is to be paid for on a Force Account basis, the Contractor's labor, materials and equipment used in the performance of such Work shall be subject to the approval of the City, and the compensation will be determined as set forth below in this section.

3-1.06A **LABOR.** The Contractor will be paid an amount based on the actual cost for the workers (including foremen when authorized by the Director) used in the actual and direct performance of the Work. All labor costs associated with Overhead, whether field or home office, are specifically excluded herein, as those labor costs are covered by the below mark-ups. The cost of labor, whether the employer is the Contractor, Subcontractor or other forces, shall include employer payments; assessment of benefits required by lawful labor union collective bargaining agreements; compensation insurance payments; contributions made to the State pursuant to the Unemployment Insurance Code; and for taxes paid to the Federal Government pursuant to the Social Security Act of August 14, 1935, as amended. No labor cost will be recognized at a rate in excess of the wages prevailing in the locality at the time the Work is performed, nor will the use of a labor classification, which would increase the cost, be permitted unless the Contractor establishes to the complete satisfaction of the Director the necessity for payment at a higher rate.

3-1.06B **MATERIALS.** Only materials furnished by the Contractor and necessarily used in the performance of the Work will be paid for. Such cost of materials may include the costs of procurement, transportation and delivery if necessarily incurred. If a cash or trade discount by the actual supplier is available to the Contractor, it shall be credited to the City. If materials are procured by the purchaser by any method which is not a direct purchase from and a direct billing by the actual supplier to such purchaser, the cost of such materials shall be deemed to be the price paid to the actual supplier plus the actual costs, if any, incurred in the

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handling of such materials. If the materials are obtained from a supply or source owned wholly or in part by the purchaser, the cost of such materials shall not exceed the price paid by the purchaser for similar materials furnished from said source on Bid items or the current wholesale price for such materials delivered to the job site, less any discounts as provided herein, whichever is lower. If, in the opinion of the Director, the cost of materials is excessive, or if the Contractor fails to furnish satisfactory evidence of the cost to it from the actual supplier within sixty (60) Days after the date of delivery of the materials or within fifteen (15) Days after Acceptance of the Agreement, whichever occurs first, the cost of the materials shall be deemed to be the lowest current wholesale price at which similar materials are available in the quantities required, less any discounts provided herein. The Department reserves the right to furnish such materials required by the Change Order as it deems advisable, and the Contractor shall have no claim for cost or markups on material furnished by the Department.

3-1.06C **EQUIPMENT.** The Contractor will be paid an amount based on the actual cost for the use of equipment directly required and approved by the Director in the performance of the changed Work. No payment will be made for time while equipment is inoperative due to breakdowns or on Days when no Work is performed. In addition, the rental time shall include the time required to move the equipment to the Work from the nearest available source of such equipment, and to return it to the source. If such equipment is not moved by its own power, then loading and transportation costs will be paid. Moving time, loading and transportation costs will only be paid if the equipment is used exclusively on the changed Work during the time between move in and move out. Individual pieces of equipment having a replacement value of One Thousand Dollars ($1000) or less shall be considered to be tools or small equipment, and no payment will be made therefore. For equipment owned,

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furnished, or rented by the Contractor, no cost therefore shall be recognized in excess of the equipment rental rates published by Caltrans at the following website address: http://www.dot.ca.gov/hq/construc/equipmnt.html. Equipment located at a Work Site and utilized on non-Force Account work shall not eligible for standby payment, and shall be charged on a Force Account basis only when solely performing pre-approved Force Account work tasks.

3-1.06D **MARKUPS.** When a Change Order increases the cost of the Work, the Contractor may add the following maximum markups to its actual costs of labor, materials, or equipment rental:

15 percent for labor;

10 percent for materials; and

5 percent for equipment rental.

The above markups include full compensation, covering the costs of all supervision, bonds, profit, Overhead, and other general expenses not specifically designated as a direct cost in Sections 3-1.06A through 3-1.06C above. The total payment (i.e., direct cost plus applicable markups) shall be deemed to be the actual cost of such work and shall constitute full compensation therefor. The Contractor specifically understands and agrees that such payment shall include any Contractor costs for interruption, disruption, and acceleration, extended Overhead, Change Order management, delay or other "impact" claim or "ripple effect" claim.

When work paid for on a Force Account basis is performed by forces other than the Contractor's own forces, the maximum allowable mark-ups for the Subcontractors' costs shall be fifteen percent (15%) for the cost of labor, ten percent (10%) for the cost of materials, and five percent (5%) for the cost of rented equipment. In these situations where the work is being performed by Subcontractors, the Contractor will only be entitled to an additional five percent

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(5%) mark-up and will not be entitled to receive the additional mark-ups specified in this section.

When a Change Order decreases the cost of the Work, the reduction in cost shall include a five percent (5%) markup on the estimated cost for furnishing the labor, materials and equipment, which would have been used on such Work, had the Change Order not been issued.

When a Change Order involves both added Work and deleted Work, the markup or markups to be used shall be as follows:

The actual costs of labor, materials, and equipment rental for added and deleted Work shall be calculated separately without adding markups. If the difference between the calculated costs for labor results in an increased cost, a markup of fifteen percent (15%) shall be applied to the increased cost. If the difference between the calculated costs of materials or equipment rental results in an increased cost, a markup of ten percent (10%) and five percent (5%) respectively, shall be applied to the increased costs of materials or equipment rental, as the case may be. If the difference between the calculated costs for labor, materials or equipment rental results in a decreased cost, a markup of five percent (5%) shall be applied to the decreased costs of labor, materials or equipment rental, as the case may be.

Contractor shall not add mark-ups on work performed and billed by City staff nor add mark-ups to successive iterations of proposed Change Order cost proposals returned to Contractor by the City due to incomplete or inaccurate information being originally submitted by the Contractor. If the Contract Price increases by the issuance of Change Orders, the penal amounts of the bonds required shall increase accordingly.

3-1.06E **RECORDS.** The Contractor shall maintain its records in such a manner as to provide a clear distinction between the direct costs of extra work paid for on a Force Account basis and the costs of other operations.

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From the above records, the Contractor shall furnish the City completed daily extra work reports, on forms acceptable to the City, for each Day's extra work to be paid for on a Force Account basis. The daily extra work reports shall itemize the materials used, and shall cover the direct cost of labor and the charges for equipment rental, whether furnished by the Contractor, Subcontractor, or other forces. The daily extra work reports shall provide names and identifications and classifications of workers, the hourly rate of pay and hours worked, and also the size, type, and identification number of equipment, and hours operated. Daily extra work and Force Account reports (actual or claimed) shall be signed by both the City's and the Contractor's representatives within twenty-four (24) hours of the performance of the work.

Valid copies of vendor's invoices shall substantiate material charges. Such invoices shall be submitted with the daily extra work reports, or if not available, they shall be submitted with subsequent daily extra work reports. Should said vendor's invoices not be submitted within sixty (60) Days after the date of delivery of the material or within fifteen (15) Days after the Acceptance of the Agreement, whichever occurs first, the City reserves the right to establish the cost of such materials at the lowest current wholesale prices at which said materials were available in the quantities, less any discounts.

The City will compare its records with the completed daily extra work reports furnished by the Contractor and make any necessary adjustments. When these daily extra work reports are agreed upon and signed by both parties, said reports shall become the basis of payment for the work performed, but shall not preclude subsequent adjustment based on a later audit by the City.

The Contractor's cost records pertaining to Work paid for on a Force Account basis shall be open to inspection or audit by representatives of the City during the life of the Agreement and for a period of not less than three (3) years after the date of Agreement completion and the

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Contractor shall retain such records for that period. Where payment for materials or labor is based on the cost thereof to forces other than the Contractor, the Contractor shall make every reasonable effort to insure that the cost records of such other forces will be open to inspection and audit by representatives of the City on the same terms and conditions as the cost records of the Contractor. If an audit is to be commenced more than sixty (60) Days after the date of Acceptance of the Agreement, the Contractor will be given fifteen (15) Days' notice of the time when such audit is to begin.

3-1.07 **COST REDUCTION PROPOSALS.** The City encourages the Contractor to submit Cost Reduction Proposals whenever the Contractor identifies areas and/or instances in which there can be savings to the Work. Contractor may submit to the City, in writing, proposals for modifying the plans, Specifications or other requirements of the Agreement for the sole purpose of reducing the total cost of construction, including the time for completion of the Work. The City may consider such Cost Reduction Proposals and, if accepted, the Agreement will be equitably adjusted. The City has no obligation to consider or accept Cost Reduction Proposals.

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SECTION 4

CONTROL OF MATERIALS

4-1.01 **MATERIALS.** The Contractor shall furnish all materials required to complete the Work, except materials that are designated in the Supplemental Conditions to be furnished by the City and materials furnished by the City in accordance with Section 3, "Changes in the Work," of these General Conditions.

Unless otherwise specified in the Supplemental Conditions, materials furnished by the Contractor for incorporation into the Work shall be new. When the quality or kind of materials, articles, or equipment is not particularly indicated, then the quality or kind thereof shall be similar to those that are indicated.

Articles or materials to be incorporated in the Work shall be stored in such a manner as to insure the preservation of their quality and fitness for the Work, and to facilitate inspection.

All materials which do not conform to the requirements of the Contract Documents as determined by the Director, will be rejected whether in place or not. Rejected material shall be removed immediately from the site of the Work, unless otherwise permitted by the Director. No rejected material, the defects of which have been subsequently corrected, shall be used in the Work, unless approval in writing has been given by the Director. Upon failure of the Contractor to comply promptly with any order of the Director made under these provisions, the Director shall have the authority to cause the removal and replacement of rejected material and to deduct the cost thereof from any moneys due or to become due the Contractor.

Manufacturer's warranties, guaranties, instruction sheets and parts lists, which are furnished with certain materials incorporated in the Work, shall be delivered to the Director

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before Acceptance of the Contract.

Unless otherwise designated in the Supplemental Conditions or Specifications, materials furnished by the City will be delivered to the job site. Materials furnished by the City that are designated in the Supplemental Conditions as available at locations other than the job site shall be hauled to the site of the Work by the Contractor at its expense, including any necessary loading and unloading that may be involved.

The Contractor will be held responsible for all materials furnished to it, and shall pay all demurrage and storage charges. City-furnished materials lost or damaged from any cause whatsoever shall be replaced by the Contractor. The Contractor will be liable to the Department for the cost of replacing City-furnished material and such costs may be deducted from any moneys due or to become due the Contractor.

4-1.02 **PRODUCT AND REFERENCE STANDARDS.** When descriptive catalog designations, including manufacturer's name, product brand name, or model number are referred to in the Contract Documents, such designations shall be considered as being those found in industry publications in effect on the day the Notice to Contractors for the Work is dated, except as may be otherwise stated.

When standards or test designations of the Federal Government, trade societies, or trade associations are referred to in the Contract Documents by specific date of issue, these shall be considered as part of the Contract. When such references do not bear a date of issue, the edition in effect on the day the Notice to Contractors for the Work is dated shall be considered as part of the Contract.

4-1.03 **SAMPLING AND TESTING OF MATERIALS.** Unless otherwise specified, all tests shall be performed in accordance with the methods used by the State

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Department of Transportation (Caltrans) and shall be made by the Director or his or her designated representative.

The State Department of Transportation has developed test methods for testing the quality of materials and Work. These test methods are identified by a California Test followed by the serial number. Copies of individual tests are available at the State Department of Transportation Laboratory, Sacramento, California, and will be furnished to interested persons upon request.

Whenever a reference is made in the Supplemental Conditions to a California Test by number, it shall mean the California test in effect on the day the Notice to Contractors for the Work is dated.

Whenever the Supplemental Conditions provide an option between two (2) or more test methods, the Director will determine the test method to be used.

Whenever a Supplemental Condition, manual, or test designation provides for test reports (such as certified mill test reports) from the manufacturer, copies of such reports, identified as to the lot of material, shall be furnished to the Director. The manufacturer's test reports shall supplement the inspection, sampling and testing provisions of this Section 4-1.03 and shall not constitute a waiver of the City's right to inspect. When material which cannot be identified with specific test reports is proposed for use, the Director may at his or her discretion, select random samples from the lot for testing. Testing specimens from the random samples, including those required for retest, shall be prepared in accordance with the referenced Supplemental Conditions and furnished by the Contractor at its expense. The number of such samples and test specimens shall be entirely at the discretion of the Director.

When requested by the Director, the Contractor shall furnish, without charge, samples of

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all material entering into the Work, and no material shall be used prior to approval by the Director, except as provided in Section 4-1.04, "Certificates of Compliance," of these General Conditions.

A. Inspection and Access for Testing. The Contractor shall provide safe access for the Director and his or her inspectors to adequately inspect the quality of Work and conformance with the General and Supplemental Conditions. The Contractor shall provide adequate lighting, ventilation, ladders and other protective facilities as may be necessary for the safe performance of inspections.

The Contractor shall submit samples or specimens of such materials to be furnished or used in the Work as the Director may require. The Contractor shall furnish the Director all necessary labor and facilities for such things as excavation in the compacted fill to depths required to take samples.

Inspections, tests, or favorable review by the Director or others shall not relieve the Contractor from its obligations to perform the Work in accordance with the requirements of the Contract Documents.

Work covered without the favorable review or consent of the Director shall, if required by the Director, be uncovered for examination at the Contractor's expense.

If the Engineer, Architect, or Director considers it necessary or advisable that covered Work be inspected or tested by others, the Contractor, at the Director's request, will uncover, expose or otherwise make available for observation, inspection or testing as the Director may require, that portion of the Work in question, furnishing all necessary labor, materials, tools, and equipment. If it is found that such Work is defective, the Contractor will bear all the expenses of such uncovering, exposure, observation, inspection and testing and of

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satisfactory reconstruction. If, however, such Work is not found to be defective and the Work was not covered without favorable review of the Director, the Contractor will be allowed an increase in the Contract Price or an extension of the Contract Time, or both, to cover its costs directly attributable to such uncovering, exposure, observation, inspection, testing, and reconstruction and an appropriate Change Order shall be issued.

Whenever the Contractor varies the period during which Work is carried on each Day, the Contractor shall give due notice to the Director so that proper inspection may be provided. Any Work done in the absence of the Director may be subject to rejection. Proper facilities for safe access for inspection to all parts of the Work shall at all times be maintained for the necessary use of the Director and other agents of the City. Authorized representatives and agents of the Director shall be permitted access to inspect all Work and materials wherever it is required for preparation of progress reports, and the Contractor shall provide proper facilities for such access and inspection.

It is the Contractor's responsibility to supervise the Work and complete the project in accordance with the Contract Documents. In the course of managing that effort, the Contractor shall generate its own punch lists as deemed necessary. The Director may prepare punch lists for the Director's own use in communicating with the Contractor; however, the Director shall be under no obligation to prepare punch lists for the Contractor. In general, the Director will prepare punch lists only after the Contractor has given the Director written notice that the subject Work is completed and tested in accordance with the Contract Documents and is ready for operation and/or use and/or occupancy. Failure of the Director to include an item in a punch list shall not relieve the Contractor of its duty to satisfactorily complete all Work required by the Contract Documents.

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Upon Final Completion of the construction Work and request by the Contractor, the Director will conduct a final inspection as a basis for recommending to the City that the Work be accepted.

B. Field and Materials Testing. Where the Supplemental Conditions require Work to be specially field tested or approved, it shall be tested only in the presence of the Director after timely notice of its readiness for inspection and test, and the Work after testing shall be covered up only upon the consent thereto of the Director.

The results of any tests made are for the information of the Director. Regardless of any test results, the Contractor is solely responsible for the quality of workmanship and materials and for compliance with the requirements of the Contract Drawings and Supplemental Conditions.

Except as specifically required under the Supplemental Conditions, all tests by the Director of materials furnished by the Contractor will be done in accordance with commonly recognized standards of national organizations. The Contractor shall furnish such samples of all materials as required by the Director without charge. No material shall be used unless it has been favorably reviewed by the Director.

Where such inspection and testing are to be conducted by an independent Laboratory or agency, the sample or samples of materials to be tested shall be selected by such Laboratory or agency, or the Director, and not by the Contractor.

C. Costs of Testing.

1. Initial Services: The City shall furnish and pay for all initial testing services required by the Contract Documents. When initial tests indicate non-compliance with the Contract Documents, the cost of initial tests associated with that non-compliance will be

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deducted by the City from the balance owed the Contractor. The Contractor shall furnish samples of materials for testing as may be required by the Director. Such samples shall be furnished without cost to the City.

2. Retesting: When initial tests indicate non-compliance with the Contract Documents, all subsequent retesting occasioned by the non-compliance shall be performed by the same testing Laboratory and the cost thereof will be deducted by the City from the balance owed the Contractor. Contractor shall be billed for each additional test.

3. Contractor Convenience Testing: Inspection or testing performed exclusively for the Contractor's convenience shall be the sole responsibility of the Contractor.

4. Additional Tests and Inspections: When in the opinion of the Director additional tests or inspections are required because of the manner in which the Contractor executes its Work, such tests and inspections shall be paid for by the City, but will be deducted from the Contract Price. Examples of such tests and inspections are tests of materials substituted for previously accepted materials or substituted for specified materials, retests made necessary by failure of material to comply with the requirements of the Specifications, load tests made necessary because of portions of the structure not fully meeting Specifications or plan requirements, etc.

4-1.04 **CERTIFICATES OF COMPLIANCE.** A Certificate of Compliance shall be furnished prior to the use of any materials for which the Supplemental Conditions require that such a Certificate be furnished. In addition, the Director may permit the use of certain materials or assemblies prior to sampling and testing if accompanied by a Certificate of Compliance. The Certificate shall be signed by the manufacturer of the material or the manufacturer of assembled materials and shall state that the materials involved comply in all

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respects with the requirements of the Supplemental Conditions. A Certificate of Compliance shall be furnished with each lot of such materials delivered to the Work and the lot so certified shall be clearly identified in the Certificate.

All materials used on the basis of a Certificate of Compliance may be sampled and tested at any time. The fact that material is used on the basis of a Certificate of Compliance shall not relieve the Contractor of responsibility for incorporating material in the Work which conforms to the requirements of the Contract Documents and any such material not conforming to such requirements will be subject to rejection whether in place or not.

The Department reserves the right to refuse to permit the use of material on the basis of a Certificate of Compliance.

The form of the Certificate of Compliance and its disposition shall be as directed by the Director.

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SECTION 5

LEGAL RELATIONS AND RESPONSIBILITY

5-1.01 **LAWS TO BE OBSERVED.** The Contractor shall keep informed of and observe, and comply with and cause all of its agents and employees to observe and comply with, all prevailing Federal and State laws, and rules and regulations made pursuant to said Federal and State laws, and county and municipal ordinances, and regulations, which in any way affect the conduct of the Contract. If any conflict arises between provisions of the Contract and any such law above referred to, the Contractor shall notify the Director at once in writing. To the fullest extent allowed by law, the Contractor shall defend, indemnify, and save and hold harmless the City or any of its officers, agents, employees, and volunteers against any claim or liability arising from or based on the violation of any such law, rule, or regulation, whether by itself or its agents or employees.

5-1.02 **HOURS OF LABOR.** Eight (8) hours labor constitutes a legal Day's work. The Contractor or Subcontractor shall, as a penalty to City, forfeit Twenty-five Dollars ($25) for each worker employed in the execution of the contract by the respective Contractor or Subcontractor for each calendar day during which such worker is required or permitted to work more than eight (8) hours in any one (1) calendar day and forty (40) hours in any one (1) calendar week in violation of the provisions of the Labor Code, and in particular, Section 1810 to Section 1815, thereof, inclusive, except that Work performed by employees of Contractors in excess of eight (8) hours per day, and forty (40) hours during any one (1) week, shall be permitted upon public work upon compensation for all hours worked in excess of eight (8) hours per day at not less than one and one-half (1-1/2) times the basic rate of pay, as provided in said

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Section 1815. In addition, Contractor and/or its Subcontractors may be required to pay double the basic rate of pay for all hours worked in excess of twelve (12) hours in any workday and under other circumstances. (See California Code of Regulations, Title 8, Sections 16100(c)(6) and (16200(a)(3)(F) and applicable Department of Industrial Relations prevailing wage determinations.)

5-1.03 **NONDISCRIMINATION.**

A. Attention is directed to Labor Code Section 1735, which reads as follows:

"A contractor shall not discriminate in the employment of persons upon public works on any basis listed in subdivision (a) of Section 12940 of the Government Code, as those bases are defined in Sections 12926 and 12926.1 of the Government Code, except as otherwise provided in Section 12940 of the Government Code. Every Contractor for public works who violates this section is subject to all the penalties imposed for a violation of this chapter."

B. During the performance of this Contract, Contractor and its Subcontractors shall not unlawfully discriminate against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status. The Contractor and Subcontractors shall insure that the evaluation and treatment of their employees and applicants for employment are free of such discrimination. The Contractor and Subcontractors shall comply with the provisions of the California Fair Employment and Housing Act (Government Code §12900, et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, §7285.0 et seq.) and other applicable State and Federal regulations and City

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policies pertaining to nondiscrimination and affirmative action which are incorporated into this Agreement by reference and made a part hereof as if set forth in full. The Contractor and its Subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement.

C. Contractor shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform Work under the agreement.

5-1.04 **PREVAILING WAGE.** The Contractor and any Subcontractor shall comply with Labor Code Sections 1770 et seq. In accordance with said Section 1775 the Contractor and any Subcontractor under the Contractor shall, as a penalty, forfeit to the state or City not more than $200 for each calendar day or portion thereof, for each worker paid less than the prevailing rate as determined by the Director of Industrial Relations for the work or craft in which such worker is employed for under the Contract by the Contractor or by any Subcontractor under the Contractor.

The amount of the penalty shall be determined by the Labor Commissioner based on consideration of both of the following: (a) whether the failure to pay the correct rate of per diem wages was a good-faith mistake and, if so, whether the error was promptly and voluntarily corrected when brought to the attention of the Contractor or Subcontractor; and (b) whether the Contractor or Subcontractor has a prior record of failing to meet its prevailing wage obligations.

The penalty may not be less than forty dollars ($40) for each calendar day, or portion thereof, for each worker paid less than the prevailing wage rate, unless the failure of the Contractor or Subcontractor to pay the correct rate of per diem wages was a good faith mistake and, if so, the error was promptly and voluntarily corrected when brought to the attention of the Contractor or Subcontractor.

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The penalty may not be less than eighty dollars ($80) for each calendar day, or portion thereof, for each worker paid less than the prevailing wage rate, if the Contractor or Subcontractor has been assessed penalties within the previous three (3) years for failing to meet its prevailing wage obligations on a separate contract, unless those penalties were subsequently withdrawn or overturned.

The penalty may not be less than one hundred twenty dollars ($120) for each calendar day, or portion thereof, for each worker paid less than the prevailing wage rate, if the Labor Commissioner determines that the violation was willful, as defined in subdivision (c) of Section 1777.1 of the Labor Code.

If the amount due under this section is collected from the Contractor or Subcontractor, any outstanding wage claim under Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code against the Contractor or Subcontractor shall be satisfied before applying that amount to the penalty imposed on that Contractor or Subcontractor pursuant to this section.

The determination of the Labor Commissioner as to the amount of the penalty shall be reviewable only for an abuse of discretion.

In addition to said penalty, the difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage shall be paid to each worker by the Contractor or Subcontractor.

If a worker employed by a Subcontractor on a public works project is not paid the general prevailing per diem wages by the Subcontractor, the Contractor is not liable for any penalties described above unless the Contractor had knowledge of that failure of the Subcontractor to pay

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the specified prevailing rate of wages to those workers or unless the Contractor fails to comply with all of the following requirements:

1. The contract executed between the Contractor and the Subcontractor for the performance of work on the public works project shall include a copy of the provisions of Sections 1771, 1776, 177.5, 1813, and 1815 of the Labor Code.
2. The Contractor shall monitor the payment of the specified general prevailing rate of per diem wages by the Subcontractor to the employees, by periodic review of the certified payroll records of the Subcontractor.
3. Upon become aware of the Subcontractor's failure to pay its workers the specified prevailing rate of wages, the Contractor shall diligently take corrective action to halt or rectify the failure, including, but not limited to, retaining sufficient funds due the Subcontractor for work performed on the public works project.
4. Prior to making final payment to the Subcontractor for work performed on the public works project, the Contractor shall obtain an affidavit signed under penalty of perjury from the Subcontractor that the Subcontractor has paid the specified general prevailing rate of per diem wages to its employees on the public works project and any amount due pursuant to 1813 of the Labor Code.

Pursuant to Section 1775 of the Labor Code, the Division of Labor Standards Enforcement shall notify the Contractor on a public works project within fifteen (15) Days of the receipt by the Division of Labor Standards Enforcement of a complaint of the failure of a Subcontractor on that public works project to pay workers the general prevailing rate per diem wages.

Pursuant to the provisions of California Labor Code Section 1773, the City has obtained

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the general prevailing rate of wages applicable to the categories of workers the City anticipates will be utilized for this project for straight time, overtime, Saturday, Sunday, and holiday Work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining agreement of the particular craft, classification or type of worker concerned or, if no collective bargaining applies, those holidays identified in Government Code Section 6700. These wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm, which is incorporated herein as a part of this Contract.

Pursuant to Labor Code Section 1773.2, the general prevailing wage rates set forth above, which forms a part of this Contract, shall be posted by the Contractor at a prominent place at the site of the Work.

Pursuant to Labor Code Section 1773.6 and California Code of Regulations Section 16204, Title 8, changes in general prevailing wage determinations shall apply to the project only if issued by the Director of Industrial Relations prior to the City's bid issuance date.

The City will not recognize any claim for additional compensation because of the payment by the Contractor of any wage rate in excess of the prevailing wage rate set forth in the Contract. The possibility of wage increases is one of the elements to be considered by the Contractor in determining its Bid, and will not under any circumstances be considered as the basis of a claim against the City or Contract.

When both California and Federal prevailing wage rates apply, the Contractor and any Subcontractors shall pay their workers the higher of the two rates. The Contractor and any Subcontractors shall insert this clause in any lower tier contract.

5-1.05 **REGISTRATION REQUIRED AS QUALIFICATION TO BID.**

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Pursuant to Labor Code Section 1771.1(b), notice is hereby given that a Contractor or Subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contractor for public work, as defined in Labor Code Sections 1720, et seq., unless currently registered and qualified to perform public work pursuant to Labor Code Section 1725.5. It is not a violation of Labor Code Section 1771.1 for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5.

5-1.06 **PAYROLL RECORDS.** The Contractor's attention is directed to the following provisions of Labor Code Section 1776. The Contractor shall be responsible for the compliance with these provisions by its Subcontractors.

A. The Contractor and each Subcontractor shall keep accurate and current payroll records, showing the name, address, social security number, work classification, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed by it in connection with the public work. Each payroll record shall contain or be verified by a written declaration that is made under penalty of perjury, stating both of the following:

1. The information contained in the payroll record is true and correct.

2. The employer has complied with the requirements of Section 1771, 1811, and 1815 for any work performed by his or her employees on the public works project.

B. The payroll records enumerated under subdivision (A) shall be available for inspection at all reasonable hours at the principal office of the Contractor on the following

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basis:

1. A certified copy of an employee's payroll record shall be made available for inspection or furnished to such employee or his or her authorized representative on request.

2. A certified copy of all payroll records enumerated in subdivision (A) shall be made available for inspection or furnished upon request to a representative of the City, the Division of Labor Standards Enforcement, and the Division of Apprenticeship Standards of the Department of Industrial Relations. The City reserves the right to withhold any progress payments to the Contractor in the event of noncompliance with the subsection.

3. A certified copy of all payroll records enumerated in subdivision (A) shall be made available upon request by the public for inspection or for copies thereof. However, a request by the public shall be made through either the City, the Division of Apprenticeship Standards, or the Division of Labor Standards Enforcement. The public shall not be given access to such records at the principal office of the Contractor.

C. The certified payroll records shall be on forms provided by the Division of Labor Standards Enforcement or shall contain the same information as the forms provided by the Division.

D. Each Contractor shall file a certified copy of the records enumerated in subdivision (A) with the entity that requested the records within ten (10) Days after receipt of a written request.

E. Any copy of the records made available for inspection as copies and furnished upon request to the public or any public agency by the City, the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement shall be marked or

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obliterated to prevent disclosure of an individual's name, address and social security number. The name and address of the Contractor awarded the Contract or Subcontractor performing the Contract shall not be marked or obliterated. Any copy of records made available for inspection by, or furnished to, a joint labor-management committee established pursuant to the federal Labor Management Cooperation Act of 1978 (Section 175a of Title 29 of the United States Code) shall be marked or obliterated only to prevent the disclosure of an individual's name and social security number. A joint labor-management committee may maintain an action in a court of competent jurisdiction against an employer who fails to comply with Section 1774. The court may award restitution to an employee for unpaid wages and may award the joint labor-management committee reasonable attorneys' fees and costs incurred in maintaining the action. An action under this subdivision may not be based on the employer's misclassification of the craft of a worker on its certified payroll records. Nothing in this subdivision limits any other available remedies for a violation of this section.

F. The Contractor shall inform the City of the location of the records enumerated under subdivision (A), including the street address, city and county, and shall, within five (5) business days, provide a notice of a change of location and address.

G. The Contractor shall have ten (10) Days in which to comply subsequent to receipt of written notice requesting the records enumerated in subdivision (A). In the event that the Contractor or Subcontractor fails to comply within the ten (10) Day period, the Contractor shall, as a penalty to the State or City, forfeit twenty-five ($25) Dollars for each calendar day, or portion thereof, for each worker, until strict compliance is effectuated. Upon the request of the Division of Apprenticeship Standards or the Division of Labor Standards Enforcement, these penalties shall be withheld from any progress payment or final payment then due. A contractor

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is not subject to a penalty assessment pursuant to this section due to the failure of a Subcontractor to comply with this section.

5-1.07 **SAFETY REQUIREMENTS.** It is the intent of the parties that the City is not an exposing, creating, controlling, or correcting employer under California Labor Code Section 6400. In accordance with generally accepted construction practices and State law, the Contractor shall have the authority and be solely and completely responsible for conditions on the Work Site, including safety of all persons and property during performance of the Work. Moreover, the Contractor shall be the controlling employer and has the authority and responsibility to enforce Work Site safety. The Contractor shall be responsible for conducting daily safety inspections and assuring all hazards and violations are abated. The Contractor is responsible for assuring that all Subcontractors adhere to the minimum Cal/OSHA safety requirements and that each Subcontractor has an effective Cal/OSHA IIPP (Illness and Injury Prevention Program) in place that specifically addresses all potential exposures, such as, but not limited to, fall protection, confined space, and trenching/shoring. These requirements shall apply continuously and not be limited to normal working hours. The Contractor shall be responsible for any delay costs or damages in the event the progress of Work is slowed or stopped due to a safety violation.

The Contractor shall designate a safety officer and have in place a health and safety plan in accordance with the laws of State of California and conduct safety meetings and document them in accordance with the law. The Contractor shall have the safety record available for inspection during working hours and shall submit job site safety meeting reports with each Application for Payment.

Prior to Contractor commencing construction project work on City property, Contractor

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shall make available copies of its Health and Safety Plan (HASP) that meets or exceeds applicable Cal/OSHA regulations. The Contractor's HASP shall also meet or exceed the requirements of any applicable City-wide or departmental specific Injury and Illness Prevention Programs (IIPP) and other HASP programs, procedures, and plans. Potentially applicable HASP programs, procedures, and plans include, but are not limited to, the following:

1. Bloodborne Pathogens Exposure Control Plan;
2. Confined Space Entry Procedure;
3. Electrical Safety Program (Lockout/Tagout);
4. Emergency Action Plans (Site Specific);
5. Fire Prevention Plans (Site Specific);
6. Hazardous Waste Operations Emergency Response Plan (or Equivalent);
7. Hazard Communication Program (SDS's and Right-to-Know training);
8. Heat Illness & Prevention Plan;
9. Hearing Conservation Program;
10. Hot Work/Welding Procedure;
11. Job Hazard Analyses/Standard Operating Procedures;
12. Traffic Control & Flagging;
13. Excavation/Dig Safe Procedure;
14. Fall Protection Plan;
15. Personal Protective Equipment Plan;
16. Respirable Crystalline Silica Exposure Control Plan;
17. Respirator Program;
18. Soils Management Plan (for contaminated soils); and

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19. Transite (Asbestos) Pipe Work Procedure.

Additionally, Contractor shall be responsible for complying with all City-wide and departmental specific safety requirements as identified in the Supplemental Conditions or presented at a pre-construction meeting.

Contractor shall inform City in advance of the quantity of chemical(s) to be used for the project and the total quantity of chemical(s) that will be brought onto City property. In addition, Contractor shall provide City with one copy of the Safety Data Sheet (SDS) for each chemical expected to be used to complete the project and for each chemical brought to the Work Site, regardless of whether such chemicals are ultimately used for the project.

The services of the Director in conducting construction review of the Contractor's performance is not intended to include review of the adequacy of the Contractor's Work methods, equipment, bracing or scaffolding, or safety measures, in, on, or near the construction site. If a City employee observes a safety violation, the City employee will report the violation to the Contractor who is then responsible for assuring the violation is abated.

The Contractor is hereby informed that Work on this project could be hazardous. The Contractor shall carefully instruct all personnel working in potentially hazardous Work areas as to potential dangers and shall provide such necessary safety equipment and instructions as are necessary to prevent injury to personnel and damage to property. Special care shall be exercised relative to Work underground.

All Work and materials shall be in strict accordance with all applicable State, City, County, and Federal Rules, Regulations, and Codes, and attention is drawn to the requirements of Cal/OSHA. The Contractor shall be solely responsible for compliance with all City, County and State blasting requirements and for any damages caused by its operations.

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To ensure compliance with California Labor Code Section 6705, the Contractor shall submit to the City, at least five (5) Days in advance of excavation of any trench five feet (5') or more in depth, Working Drawings to the Director showing the design of shoring, bracing, sloping and other provisions to be made for worker protection from the hazard of caving ground during the excavation of such trench or trenches. If such Working Drawings vary from the shoring system standards established by the Cal/OSHA Construction Safety Orders of the Division of Industrial Safety, the plan shall be prepared and signed by a registered civil or structural engineer in the State of California. This in no way relieves the Contractor from the requirement of maintaining safety in all operations performed by the Contractor or the Contractor's Subcontractors and nothing in this section shall be deemed to allow the use of a shoring, sloping or protective system less effective than that required by the Cal/OSHA Construction Safety Orders of the Division of Industrial Safety Contractor's Working Drawings shall be subject to approval insofar as the details affect the character of the finished Work and for compliance with design requirements applicable to the construction when specified or called for, but details of the design will be left to Contractor who shall be responsible for the successful construction of the Work. The City shall approve Working Drawings before any Work involving such drawings is performed. Approval and/or acceptance by the City or its designated agent only constitutes acknowledgment of the submission and does not constitute review or approval of the designs, design assumptions or criteria, completeness of submissions, applicability to areas of intended use, nor implementation of the plans, which are solely the responsibility of the Contractor and its registered engineer.

The Contractor shall perform its Work as not to expose personnel to, or to discharge into the atmosphere from any source whatever, smoke, dust, asbestos, toxic chemicals or other air

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contaminants in violation of the laws, rules, and regulations of the governmental entities having jurisdiction and shall bear full and exclusive responsibility for any release of hazardous or non-hazardous chemicals or substances during the course of the Work. The Contractor shall immediately report any such release to the City. The Contractor shall be solely responsible for all claims and expenses associated with the response to, removal and remediation of the release, including, without limitation, payment of any fines or penalties levied against the City by any agency as a result of such release and shall defend, indemnify, and save and hold harmless the City, its officers, agents, employees, and volunteers from any claims arising from such release. For purposes of this section only, the term "claims" shall include:

1. All notices, orders, directives, administrative or judicial proceedings, fines, penalties, fees, or charges imposed by any governmental agency with jurisdiction; and

2. Any claim, cause of action, or administrative or judicial proceeding brought against the City, its officers, agents, employees, and volunteers for any loss, cost (including reasonable attorneys' fees), damage or liability, sustained or suffered by any person or entity, including the City.

If the performance of the Work creates any hazardous wastes, those wastes shall be properly disposed of according to federal, state, and local laws, at the expense of the Contractor. The Contractor shall dispose of the wastes under its own EPA Generator Number. In no event shall the City be identified as the generator. The Contractor shall notify the City of any such hazardous wastes and the City reserves the right to a copy of the results of any tests conducted on the wastes, and, at its cost, to perform additional tests or examine those wastes, prior to disposition. The Contractor shall defend, indemnify, and save and hold harmless the City, its

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officers, agents, employees, and volunteers from any claims arising from the disposal of the hazardous wastes, regardless of the absence of negligence or other malfeasance by the Contractor. Disposal of all Hazardous Materials must be done in accordance with all laws and regulations. Copies of required regulatory documentation including copies of final manifests shall be supplied to the City.

Contractors or Subcontractors removing one hundred or more square feet (100') of asbestos must be "Certified" in accordance with State law. All Work involving exposure to asbestos and all other hazardous materials shall be performed with protection of personnel in compliance with all applicable regulations and safety requirements including, but not limited to, California Code of Regulations Section 1529, Title 8.

Nothing in these General Conditions is to be construed to permit Work not conforming to governing codes. When Contract Documents differ from governing codes, the Contractor shall furnish and Install the higher standards called for without extra charge.

5-1.08 **SUBSURFACE EXCAVATIONS, NOTIFICATION.** The Contractor shall contact the regional notification center, "Underground Service Alert," and schedule its Work to allow ample time for the center to notify its members and, if necessary, for any member to field locate and mark its facilities. Without limiting the foregoing, the Contractor's attention is directed to Government Code Sections 4216 to 4216.9, and in particular Section 4216.2.

5-1.09 **PUBLIC SAFETY.** The Contractor shall assume all responsibility for public safety during the performance of its Work, and all costs arising therefrom shall be included in the Contract Price. Whenever the Contractor's operations create a condition hazardous to traffic or to the public, it shall furnish, erect and maintain, at its expense, such fences, barricades, lights, signs, and other devices and take such other protective measures as are

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necessary to prevent accidents or damage or injury to the public. The Contractor shall establish the pedestrian detours with comparable lighting to the original pedestrian areas. The Contractor shall arrange for such flaggers as are necessary to give adequate warning to traffic or to the public of any dangerous conditions affecting traffic. For Work in a public right-of-way, the Contractor shall comply with the rules and regulations of the State, County, or local agency that owns the right-of-way.

The Contractor shall promptly and fully comply with and carry out, and shall without separate charge therefor to the City, all safety and first aid requirements prescribed by all applicable Federal, State, and local laws and regulations, rules, and orders. The Work shall be done in a safe manner; and the Contractor shall safeguard the safety and health of its employees, Subcontractors, and the people of local communities. The Contractor shall also be reasonable for ensuring that its Subcontractors comply with the provisions of this section.

Upon the failure of the Contractor to comply with any of the requirements of this section, the City shall have the authority, but not the duty, to stop the Work until such failure is remedied. The Contractor shall not be entitled to an adjustment of the Contract Time or an increase in the Contract Price due to any such suspensions.

When required by the Contract Documents, the Contractor shall construct, maintain, and remove detours for use of public traffic, without additional cost to the City, unless separate payment is specified in the Special Provisions.

The failure or refusal of the Contractor to construct and maintain detours at the proper time shall be sufficient cause for closing down the work until such detours are in satisfactory condition for use by public traffic.

Due care shall be exercised to avoid injury to existing improvements or facilities, utility

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facilities, adjacent property and trees, shrubs, and other plants that are not to be removed.

Trees, shrubs and other plants that are not to be removed, and pole lines, fences, signs, survey markers and monuments, buildings and structures, conduits, pipe lines, sewer and waterlines, highway facilities, and any other improvements or facilities, under or above ground, that are within or adjacent to the work limit line shall be protected from injury or damage, and the Contractor shall provide and Install suitable safeguards to protect such objects from injury or damage. If such objects are injured or damaged by reason of the Contractor's operations, they shall be replaced or restored at the Contractor's expense. The facilities shall be replaced or restored to a condition as good as when the Contractor entered upon the Work Site, or as good as required by the Contract Documents if any such objects are part of the Work. The City may make or cause to be made such temporary repairs as are necessary to restore to service any damaged facility. The cost of such repairs shall be borne by the Contractor, and the costs may be deducted from any monies due or to become due to the Contractor under the Agreement.

The fact that any underground facilities is not shown on the Contract Drawings shall not relieve the Contractor of its responsibility pursuant to "Utility Facilities" in Section 2-1.12 elsewhere in the Contract Documents. It shall be the Contractor's responsibility, pursuant thereto, to ascertain the location of such underground improvements or facilities, which may be subject to damage by reason of its operations.

Full compensation for furnishing all labor, materials, tools, equipment and incidentals, and for doing all the Work involved in protecting or repairing property as specified in this section, shall be considered as included in the prices paid for the various Contract items of work and no additional compensation will be allowed therefor.

5-1.10 **EMERGENCIES.** In an Emergency affecting the safety of life, the

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Work, or adjoining property, the Contractor, without special instructions or authorization from the City, shall act at its discretion to prevent such threatened loss or injury. In such an Emergency, the Contractor may perform such additional work as is reasonably required. Any compensation claimed by the Contractor on account of Work performed to an Emergency shall be determined in accordance with the provisions relating to Force Account payment contained elsewhere in the Contract Documents.

5-1.11 **APPRENTICES.** Attention is directed to Labor Code Sections 1777.5, 1777.6 and 1777.7 and Title 8, California Code of Regulations Section 200 et seq. In accordance with Section 1777.5, the Contractor shall secure the necessary certificates and shall contribute to the apprenticeship fund or funds, a provided therein. The Contractor shall require each Subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work to fully comply with Sections 1777.5 and 1777.6 of the Labor Code. To insure compliance and complete understanding of the law regarding apprentices, and specifically the required ratio thereunder, each Contractor or Subcontractor should, where some questions exist, contact the Division of Apprenticeship Standards, , or one of its branch offices prior to commencement of Work on the public works Contract. Responsibility for compliance with this section lies with the prime Contractor.

It is State and City policy to encourage the employment and training of apprentices on public works Contracts as may be permitted under local apprenticeship standards.

5-1.12 **FAIR LABOR STANDARDS ACT.** Attention is invited to the fact that the City has been advised by the Wage and Hour Division, U.S. Department of Labor, that Contractors engaged in construction Work are required to meet the provisions of the Fair Labor Standards Act of 1958 and as amended (52 Stat. 1060).

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5-1.13 **WORKERS' COMPENSATION.** Pursuant to the requirements of Labor Code Section 1860, the Contractor will be required to secure the payment of workers' compensation to its employees in accordance with the provisions of Labor Code Section 3700.

Prior to the commencement of Work, the Contractor shall sign and file with the Director a certification in the following form:

> "I am aware of the provisions of Labor Code Section 3700 which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the Work of this Contract."

5-1.14 **AIR POLLUTION CONTROL AND ASBESTOS.** The Contractor shall comply with all air pollution control rules, regulations, ordinances and statutes which apply to any Work performed pursuant to the Contract, including any air pollution control rules, regulations, ordinances and statues, specified in Government Code Section 11017.

In the absence of any applicable air pollution control rules, regulations, ordinances or statutes governing solvents, all solvents, including but not limited to the solvent portions of paints, thinners, curing compounds, and liquid asphalt used on the project shall comply with the applicable material requirements of the applicable Air Quality Management District. All containers of solvent, paint, thinner, curing compound, or liquid asphalt shall be labeled to indicate that the contents fully comply with said requirements.

Unless otherwise provided in the Supplemental Conditions, material to be disposed of shall not be burned, either inside or outside the Premises.

The Contractor shall also comply with all rules, regulations, statutes and ordinances

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regarding asbestos removal and disposal, including but not limited to, 42 U.S.C. Sections 7401, 7412 and 7601, 40 C.F.R. Part 61, Subpart M, and California Code of Regulations Section 1529, Title 8.

If the Contractor discovers that a building to be demolished or renovated contains asbestos containing material, the Contractor shall immediately cease Work and notify the City.

5-1.15 **USE OF PESTICIDES.** The Contractor shall comply with all local, state and federal rules and regulations of the Department of Food and Agriculture, the Department of Health, the Department of Industrial Relations and all other agencies which govern the use of pesticides required in the performance of the Work.

Pesticides shall include but shall not be limited to herbicides, insecticides, fungicides, rodenticides, germicides, nematocides, bactericides, inhibitors, fumigants, defoliants, desiccants, soil sterilants, and repellents.

Any substance or mixture of substances intended for preventing, repelling, mitigating, or destroying weed, insects, diseases, rodents, or nematodes and any substance or mixture of substances intended for use as a plant regulator, defoliant or desiccant shall be considered as pesticide.

5-1.16 **SOUND AND LIGHT CONTROL REQUIREMENTS.** The Contractor shall comply with all local sound control, light control, and noise level rules, regulations and ordinances which apply to any Work performed pursuant to the Contract. Work shall not begin before 7 a.m. nor occur after 7 p.m., unless otherwise permitted by the City.

Each internal combustion engine, used for any purpose on the Work or related to the Work, shall be equipped with a muffler, in good working order, of a type recommended by the manufacturer. No internal combustion engine shall be operated on the project without said

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muffler.

5-1.17 **WEIGHT LIMITATIONS.** Unless expressly permitted elsewhere in the Contract Documents, the Contractor shall not operate construction equipment or vehicles of any kind which, laden or unladen, exceed the maximum weight limits set forth in Division 15 of the Vehicle Code over completed or existing base, surfacing, pavement or structures.

5-1.18 **ENVIRONMENTAL CLEARANCES; MITIGATION MONITORING PROGRAMS; AND REGULATORY AGENCY PERMIT REQUIREMENTS.** The Department will obtain all environmental clearances and other authorizations necessary for this project as set forth in the Contract Documents. The Contractor shall comply with the provisions, including giving notices during construction when required, of said authorizations. In the event the obtaining of said authorizations delays completion of all or any portion of the Work, an extension of time determined pursuant to the provisions in Section 6-1.08, "Liquidated Damages," of these General Conditions will be granted.

Contractor shall comply with: (1) all mitigation identified in the mitigation monitoring program (attached to and adopted as a component of the mitigated negative declaration or Environmental Impact Report) to mitigate impacts to protected natural resources; and (2) all related permit requirements issued by the regulatory agencies authorizing the project. Contractor shall defend, indemnify, and save and hold harmless the City, its officers, agents, employees, and volunteers from any fines, claims, suits, actions or regulatory sanctions of every name, kind and description brought forth, or on account of, damage to protected natural resources from or arising out of Contractor's negligence or willful misconduct in the performance of this Agreement.

5-1.19 **PERMITS AND LICENSES.** The Contractor acknowledges and agrees that, prior to the submission of its bid for the Work, it fully familiarized itself with the

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requirements of all applicable federal, state, county and municipal laws, codes, rules, and regulations, as well as the conditions of any required licenses and permits.

The Contractor shall procure all permits and licenses, including any applicable building permits (except those procured or to be procured by the City which are listed elsewhere in the Contract Documents), in coordination with the Director, pay all charges and fees, and give all notices necessary and incident to the due and lawful prosecution of the Work. Contractor shall be responsible for applying, paying all fees, and coordination for obtaining all permits for completion of the Work. All permits and licenses shall be obtained in sufficient time to prevent delays to the Work. Contractor will apply to the City for reimbursement for such permits costs. Accordingly, Contractor should not include the anticipated costs for permits in its bid, as the necessary permit costs will be reimbursed by the City.

The California Environmental Quality Act (Public Resources Code, Section 21000 to 21177) may be applicable to permits, licenses and other authorizations which the Contractor must obtain from State or local agencies in connection with performing the Work. The Contractor shall comply with the provisions of that Act in obtaining such permits, licenses and other authorizations, and all permits, licenses and other authorizations shall be obtained in sufficient time to prevent delays to the Work.

The Contractor shall maintain the applicable Contractor's license as identified in the Notice to Contractors and City business license for the duration of the Work.

5-1.20 **WATER POLLUTION.** The Contractor shall comply with all water pollution control rules, regulations, ordinances and statutes which apply to any Work performed pursuant to the Contract, including any water pollution control rules, regulations, and statutes, specified by the most current State of California NPDES General Permit for Stormwater

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Discharges Associated with Construction Activity.

The Contractor shall take all necessary precaution to protect streams, vernal pools, ponds, reservoirs, and lakes from pollution with fuels, oils, bitumen, calcium chloride, and other harmful materials as consistent with the law. Also, the Contractor shall conduct and schedule operations so as to avoid discharging pollutants, such as but not limited to: sediment and silt to the storm drain system. The storm drain system consists of all facilities that are designed to convey stormwater to the Waters of the State as defined in the California Water Code. The storm drain system includes, but is not limited to, all streets, gutters, drain inlets, roadside ditches, streams, vernal pools, ponds, and lakes. Care shall be exercised to preserve roadside vegetation beyond the limits of construction.

5-1.21 **PROTECTION AND USE OF PROPERTY.** The Contractor shall be responsible for and provide and maintain all proper temporary walkways, covered walkways, barriers, roads, guards, railings, lights, warning signs, and take precaution at all times to avoid injury or damage to any person or any property, and upon completion of the Work, or at other times as directed, restore Premises and adjacent property to a proper condition. In the event of such injury or damage, Contractor shall report such injury and damage to City within forty-eight (48) hours of occurrence.

The Contractor shall protect adjoining property and nearby buildings, including City buildings, City roads, and public streets or roads, from dust, dirt, debris, or the nuisance arising out of the Contractor's operations or storage practices, and, if ordered by the Director, the Contractor shall provide and Install suitable safeguards, approved by the Director, to protect such objects from damage. If such objects are damaged by reason of the Contractor's operations, they shall be replaced or restored at the Contractor's expense.

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If the Contractor damages any buildings, roads, utilities, or other property which belong to the City, or any Department or agency thereof, then the Director, at his or her option, may retain from the money due under the Contract an amount sufficient to insure repair of the damage.

The Director may make or cause to be made such temporary repairs as are necessary to restore to service any such damaged facility. The cost of such repairs shall be borne by the Contractor and may be deducted from any moneys due or to become due the Contractor under the Contract.

5-1.22 **RESPONSIBILITY FOR DAMAGE AND INDEMNIFICATION.**

The City of Roseville, its officers, agents, employees, and volunteers, including but not limited to the Director and his or her designee, shall not be answerable or accountable in any manner: for any loss or damage that may happen to the Work or any part thereof; for any loss or damage to any of the materials or other things used or employed in performing the Work; for injury to or death of any person, either workers or the public; or for damage to property from any cause which might have been prevented by the Contractor, its workers, or anyone employed by the Contractor or the Contractor's Subcontractors.

The Contractor shall be responsible for any liability imposed by law and for injuries to, or death of, any person including, but not limited to, workers and the public, or damage to property resulting from defects or obstructions, or from any cause whatsoever during the progress of the Work or at any time before its completion and final Acceptance.

To the fullest extent allowed by law, the Contractor shall defend (through counsel acceptable to the City), indemnify, and save and hold harmless the City, and its respective officers, agents, Subcontractors, employees, and volunteers, and the successors and assigns of

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any of them, (hereinafter referred to as "Indemnitees") from and against all claims, demands, liability, suits, actions, costs or expenses for any and all loss or damage, including but not limited to, personal injury, property damage, or economic loss, arising out of or resulting from allegations of (1) Contractor's use of the City's property or any activities or Work performed hereunder by the Contractor; (2) the Contractor's performance of the Work under the Agreement; or (3) the Contractor's breach of any provision of the Agreement. The duty of the Contractor to indemnify and save harmless includes the duties to defend as set forth in Civil Code Section 2778. The only exception to these provisions is that the Contractor's obligations under this section will not apply to the extent that the claims, demands, liability, suits, actions, costs or expenses are caused by Indemnitees' active negligence, willful misconduct, criminal acts, or for defects in design furnished by the Indemnitees, misconduct, criminal acts, or for defects in design furnished by the Indemnitees.

The Contractor waives any and all rights to any type of express or implied indemnity against the City, its officers, agents, employees, or volunteers.

The Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Contract for the full period of time allowed by law. The defense and indemnity obligations of this Contract are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Contract. The parties intend that the defense and indemnity obligations in this Contract shall be broadly construed.

Any person, firm or corporation that Contractor authorizes to Work on the City's property including Subcontractors, shall be deemed to be an agent of the Contractor for purposes herein, shall be subject to all the applicable terms herein, and shall be within the scope of the Contractor's indemnity obligation described herein.

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In addition to any remedy authorized by law, so much of the money due the Contractor under and by virtue of the Contract as shall be considered necessary by the Department may be retained by the City until disposition has been made of such suits or claims for damages.

The retention of money due the Contractor shall be subject to the following:

A. The City will give the Contractor thirty (30) Days' notice of its intention to retain funds from any partial payment which may become due to the Contractor prior to Acceptance of the Contract. Retention of funds from any payment made after Acceptance of the Contract may be made without such prior notice to the Contractor.

B. No retention of additional amounts out of partial payments will be made if the amount to be retained does not exceed the amount being withheld from partial payments pursuant to Section 7-1.07, "Progress Payments," of these General Conditions.

C. If the City has retained funds and it is subsequently determined that the City is not entitled to be indemnified and saved harmless by the Contractor in connection with matter for which such retention was made, the Department shall be liable for interest on the amount retained at the legal rate of interest for the period of such retention.

5-1.23 **INSURANCE COVERAGE.**

A. Evidence of Maintenance Required. The Contractor shall, at its expense, procure and at all times maintain in full force and effect at a minimum the insurance required by this section on all of its operations; and the Contractor shall not allow any Subcontractor to commence work until similar insurance required of the Subcontractor has been obtained and filed. An original Certificate of Insurance, and copies of all required endorsements, all in a form approved by the Risk Manager, evidencing all required coverage or policies shall be filed after the award of the bid and prior to approval of the Contract by the City Council. Contractor shall

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provide ten (10) days prior written notice to the City of any reduction of coverage limits or cancellation of the coverage or policies shall be given to the City of Roseville as Certificate holder.

B. Qualifying Insurers. With the exception of the State Compensation Insurance Fund, all required insurance policies shall be issued by companies acceptable to the City and licensed to do business in the State of California and who hold a current policy holders alphabetic and financial size category rating of not less than AVII according to the most recent issue of Best's Insurance Reports.

C. Insurance Required.

1. Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations with limits of no less than Two Million Dollars ($2,000,000) per occurrence for bodily injury, personal injury and property damage for projects under One Million Dollars ($1,000,000) and limits of no less than Five Million Dollars ($5,000,000) per occurrence for bodily injury, personal injury and property damage for projects over One Million Dollars ($1,000,000). If a general aggregate limit applies, either the aggregate limit shall apply separately to this project or the general aggregate limit shall be twice the required occurrence limit.

The Commercial General Liability insurance shall include the following, copies of which shall be provided:

a. Inclusion of the City of Roseville, and its officers, agents, employees, and volunteers, as additional insureds (except for workers' compensation) as respects services or operations under the Contract. The additional insured endorsement for the general liability policy shall be at least as broad as the ISO CG 2010 10 01 combined with ISO CGL

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Endorsement CG 2037 10 01. Any other endorsement must be approved in writing by the City. Endorsements must include coverage for on-going and completed operations, which coverage shall be maintained for four (4) years following completion of the Project. Endorsements shall cover the City of Roseville, its officers, agents, employees, and volunteers.

b. The insurance shall provide coverage for claims by one insured against another insured and the policies shall not contain any cross-suits exclusions, cross-liability exclusions, or insured versus insured exclusions. The policies shall not contain any classification exclusions purporting to deny coverage for any work to be performed by Contractor or any of its Subcontractors.

c. Stipulation that the insurance is primary and noncontributory, as evidenced by a separate endorsement (CG 20 01 04 13 or an equivalent) or section of the policy, and that neither the City nor its insurers will be called upon to contribute to a loss.

d. Such insurance shall specifically cover the contractual liability of the Contractor.

e. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

f. Waiver of subrogation endorsement.

g. The Contractor shall furnish a certificate for the period covered.

2. Automobile Liability: Insurance Services Office Form Number CA 0001 covering Code 1 (any auto), or if Contractor has no owned autos, Code 8 (hired) and Code 9

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(non-owned), with limits of no less than One Million Dollars ($1,000,000) per accident for bodily injury and property damage.

3. Workers' Compensation: In accordance with the provisions of the California Labor Code, Contractor is required to be insured against liability for Workers' Compensation or to undertake self-insurance. Statutory Workers' Compensation and Employers' Liability of at least One Million Dollars ($1,000,000) shall cover all Contractors staff while performing any work incidental to the performance or this Agreement.

4. Professional Liability: Professional Liability (Errors and Omission) Insurance appropriate to Contractor's profession, with a limit of liability not less than One Million Dollars ($1,000,000) per occurrence or claim and Two Million Dollars ($2,000,000) aggregate to cover all design and engineering services rendered by Contractor pursuant to the Agreement. Coverage must commence from the first day that Contractor or any of its Subcontractors provided any design or engineering services in connection with the Project.

5. Builder's Risk/Course of Construction Insurance (If Required by Risk Management): The Contractor shall be responsible for all loss, damage or destruction whatsoever to the work called for by this Contract until the approval of a Notice of Completion or acceptance of the Work if no Notice of Completion is to be recorded.

The Contractor shall secure "All Risk" type of builder's Risk Insurance of the type covering one hundred percent (100%) of the value of the work performed under this Contract (the value is presumed to be the Contract amount unless otherwise stated in Supplemental Conditions) and all materials, equipment, or other items to be incorporated therein while the same are located at the construction site, a bonded warehouse, or its place of manufacture. At any time, the policy shall cover the value of the work completed. The policy shall cover hazards

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including the losses due to fire, explosion, hail, rain, lightning, flood (separate insurance as needed), vandalism, malicious mischief, wind, collapse, aircraft, and smoke.

The policies providing such insurance shall name the City as a loss payee as its respective interests may appear, and certified copies of such policies shall be filed with the City. The maximum deductible allowable under the Builder's All Risk policy shall be five percent (5%) of the Contract amount.

Builder's Risk Insurance is not required for coverage of losses in excess of five percent (5%) of the Contract amount for damages resulting from earthquake in excess of a magnitude of 3.5 on the Richter scale, or tidal waves. Coverage in the amount of five percent (5%) of the Contract amount for such losses is required.

6. Pollution Coverage: Contractor shall procure pollution liability coverage or other insurance covering claims for bodily injury or property damage arising out of the abatement, removal, storage, transportation, or other exposure to hazardous materials or pollutants, in limits not less than Two Million Dollars ($2,000,000). Contractor shall add the City and all parties required to be indemnified by Contractor as additional insured on all pollution liability policies.

7. Higher Coverage Limits: If Contractor maintains higher coverage limits than the amounts shown above, then the City requires and shall be entitled to coverage for the higher coverage limits maintained by Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

8. Claims Made Coverage: Liability insurance coverage may not be written on a “claims made” or modified occurrence basis. The Certificate of Insurance must clearly provide that the coverage is on an “occurrence” basis.

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5-1.24 **OTHER INSURANCE PROVISIONS.**

A. The requirements of the Standard Specifications as to types and limits of insurance coverage to be maintained by the Contractor, and any approval of insurance by the City, are not intended to, and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Contractor pursuant to the Contract, including, but not limited to, the provisions concerning indemnification, nor preclude the City from taking any other action available to it under any other provision of the Contract or law.

B. The City acknowledges that some insurance requirements contained in these Standard Specifications may be fulfilled by self-insurance on the part of the Contractor. However, this shall not in any way limit liabilities assumed by Contractor under the Contract. Any self-insurance must be approved in writing by the City, in its sole discretion and shall not reduce the limits of liability. Any deductibles or self-insured retentions ("SIR") must be declared on the certificate of insurance and approved by City in writing. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

C. The Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Contract, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, the Contractor shall require its subcontractors to agree to be bound to the Contractor and the City in the same manner and to the same extent as the Contractor is bound to the City under this Contract. Additionally, the Contractor shall obligate its subcontractors to comply with these

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same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of the City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request. Alternatively, the Contractor may insure subcontractor(s) under its own policy.

D. The City, its officers, agents, employees, and volunteers are to be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor; and with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts or equipment furnished in connection with such work or operations. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under California Insurance Code Section 11580.04.

E. The limits of insurance required in this Contract may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of the City (if agreed to in a written contract) before the City's own insurance shall be called upon to protect it as a named insured.

F. The insurance procured by Contractor shall be subject to the approval of the City, but any acceptance of insurance certificates by the City shall in no way limit or relieve Contractor of its duties and responsibilities under the Agreement.

G. Contractor shall be responsible for all premiums, deductibles, and self-insured retention applicable to the insurance it is required to procure under the Contract. All deductibles or self-insured retentions over five hundred thousand dollars ($500,000) must be approved by the City, in writing. Contractor shall be responsible for all deductibles, self-insured

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retention payments, and/or increased premiums incurred if the City's policies of insurance are forced to cover damages or respond to claims for which Contractor or its Subcontractors were obligated to provide insurance under the Contract.

H. Failure of the City to enforce in a timely manner any of the requirements of these insurance provisions shall not act as a waiver to enforcement of any of these provisions at a later date.

I. Contractor's indemnity obligations shall not be limited by these insurance provisions and shall survive the expiration of the Contract and the insurance provisions of the Contract shall likewise not be limited by the indemnity provisions of the Contract.

J. THE CITY RESERVES THE RIGHT TO WITHHOLD ANY PROGRESS PAYMENTS TO THE CONTRACTOR IN THE EVENT OF NONCOMPLIANCE WITH ANY INSURANCE REQUIREMENTS.

5-1.25 **THIRD PARTY BENEFICIARY.** No provisions in the Contract Documents shall in any way inure to the benefit any third party (including the public at large or any member thereof) so as to constitute such person a third party beneficiary of the Contract, or of any term or condition or other provision of the Contract or otherwise give rise to any cause of action in any person not a party to the Agreement, except as expressly provided elsewhere in the Contract Documents.

5-1.26 **COORDINATION AND ACCESS.** The Contractor acknowledges that the City may award, or has already awarded, other construction contracts for additional work or may perform additional work with its own forces and that such work may affect the Work under this Agreement. Additionally, the Contractor acknowledges that the State and other public and private agencies may be granted a right-of-entry by the City for the purpose of constructing

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facilities within and adjacent to the Work Site. It is the obligation of the Contractor to coordinate its Work with the work of others working within or adjacent to the City's property.

During performance of its Work, the Contractor shall not have exclusive access to or use of the work areas. The City may also require that certain facilities and areas be used concurrently by the Contractor and by other contractors working in the area. When two (2) or more contractors are employed on related or adjacent City work, each shall conduct its operations in such a manner as not to cause any unnecessary delay or hindrance to the other. Each contractor shall be responsible to the other for all damage to any work, to persons or property caused to the other by its operations, and for loss caused the other due to any unnecessary delays or failure to finish the work within the time specified for completion.

If any party of the Contractor's Work depends on the work of any other contractor and/or the City for proper execution and/or results, the Contractor shall promptly notify the City of any discrepancies and/or defects in said other work that would render its work unsuitable for proper execution and/or results prior to proceeding with the Contractor's own Work. If it becomes necessary, the City will resolve coordination and access problems.

The Contractor and its representative in charge of the Work shall familiarize themselves with the City's property and Work Site, and adjacent surroundings in the vicinity of said Wok, and any private or public operations on adjoining properties.

5-1.27 **OCCUPANCY BY THE DEPARTMENT PRIOR TO ACCEPTANCE.** The City may at any time notify the Contractor in writing that it intends to take Beneficial Occupancy of any portion of the Work even though the Work may not be substantially complete. Unless the reason for the City's taking Beneficial Occupancy is that the Contractor has not completed the Work (or portions thereof) in accordance with the Contract

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Time, the City's Beneficial Occupancy shall relieve the Contractor from its responsibility for maintenance, loss or damage to that portion of the Work for which the City has taken Beneficial Occupancy other than that resulting from the Contractor's act or omission, negligence, willful misconduct or breach of warranty.

Should the Work (or portion thereof) not be completed in accordance with the Construction Schedule within the Contract Time (as adjusted under the terms of the Contract Documents), the City shall have the right, but not the obligation, to take Beneficial Occupancy of the Work. In such event, the Contractor shall not be entitled to any additional compensation on account of said occupancy by the City, nor shall the Contractor be relieved of any of its responsibilities under the Contract Documents, including, without limitation, Contractor's obligation to complete the Work in accordance with the Construction Schedule.

Beneficial Occupancy shall not be deemed an Acceptance by the City either of the Work or of any portion thereof, nor will it relieve the Contractor of full responsibility for correcting defective Work or materials found at any time before the formal written Acceptance of the entire Contract by the Director or during the full warranty period after such Acceptance, as provided in Section 7-1.12, "Warranty," of these General Conditions.

The City's Beneficial Occupancy shall not relieve the Contractor of its responsibility to maintain all insurance and bonds required under the Contract Documents until the entire project is accepted by the City.

5-1.28 **RIGHT TO OPERATE UNSATISFACTORY FACILITIES AND EQUIPMENT.** If, after Installation, the operation or use of the facilities or equipment to be furnished under this Contract proves to be unsatisfactory to the Director, the City shall have the right to operate and use such facilities or equipment until they can, without damage to the City,

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be taken out of service for correction or replacement. Such period of use of the defective facilities or equipment, pending correction or replacement, shall in no way decrease the warranty period required for the acceptable corrected or replaced facilities or equipment.

5-1.29 **CONTRACTOR'S RESPONSIBILITY FOR THE WORK.** Except as otherwise provided herein, the Contractor shall have the charge and care of the Work and shall bear the risk of injury or damage to any part of the Work by the action of the elements or from any other cause whether arising from the execution or from the nonexecution of the Work until the Acceptance of the Contract by the Director. The Contractor shall rebuild, repair, restore, and make good all injuries or damages to any portion of the Work occasioned by any cause before its completion and Acceptance, and shall bear the expense thereof. In case of suspension of Work from any cause whatever, the Contractor shall be responsible for the Work and it shall also be responsible for all materials, and shall properly store them if necessary, and shall provide suitable drainage and erect temporary structures where necessary.

The Contractor will be relieved of responsibility for any injury or damage to the Work caused by the following:

A. An earthquake in excess of a magnitude of 3.5 on the Richter Scale or a tidal wave, when the effect of such has been proclaimed a disaster or state of emergency by the Governor of the State of California or by the President of the United States, or was of such magnitude at the site of the Work as to have been sufficient to have caused a proclamation of disaster or state of emergency, had it occurred in a populated area.

B. Occupancy and use by the Department or the public prior to the completion of the entire project.

C. Acts of the Federal Government or the public enemy.

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5-1.30 **RESPONSIBILITY FOR UTILITIES.** The Contractor shall be responsible at its own cost for any and all Work, expense or special precautions caused or required by the existence or proximity of utilities encountered in performing the Work, including without limitation, repair of any or all damage and all hand or exploratory excavation required. The Contractor is cautioned that such utilities may include communication cables or electrical cables which may be high voltage, and when working or excavating in the vicinity of such cables, or the ducts enclosing such cables, the Contractor shall undertake at its own cost any special precautions required. Suitable warning signs, barricades, and safety devices shall be erected as necessary or required.

However, if during the course of the Work the Contractor encounters utility Installations which are not shown or indicated in the Contract Documents or which are found in a location substantially different from that shown, and such utilities are not reasonably apparent from visual examination, then the Contractor shall promptly notify the Director in writing. Where necessary for the Work of the Contract, the Director shall issue a written order to the Contractor to make such adjustments, rearrangement, repair, removal, alteration, or special handling of such utility, including repair of the damaged utility. The Contractor shall perform the Work described in such written order, and compensation therefor will be made in accordance with Section 3 of these General Conditions relating to changes in the Work. Except for the items of cost specified in said Section 3, the Contractor shall receive no compensation for any other cost, damage, delay, interference, or hindrance to him or her due to the presence of such utility. If the Contractor fails to give the notice specified above and thereafter acts without instructions for the Director, then the Contractor shall be liable for any or subsequent to discovery thereof, and the Contractor shall repair and make good such damage at its own cost.

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The precise location of underground facilities can only be determined by careful probing or hand digging in compliance with Article 6 of the Cal/OSHA Construction Safety Orders which states in part:

> "Prior to opening an excavation, effort shall be made to determine whether underground installations, i.e., sewer, water, fuel, electric lines, etc., will be encountered, and if so, where such underground installations are located. When the excavation approaches the approximate location of such an installation, the exact location shall be determined by careful probing or hand digging, and, when it is uncovered, adequate protection shall be provided for the existing installation."

The location of known existing utilities and pipelines are shown on the Contract Drawings in their approximate locations. Some of the locations include multiple conduits. The Contractor shall exercise care in avoiding damage to those facilities which are to remain in service subsequent to the construction of the particular new facility involved and the Contractor will be held responsible for any repairs if damaged. The Contractor shall also exercise care in maintaining those pipes and facilities required for continuing operation of the existing facilities until such time as they can be abandoned. There is no guarantee that all utilities or obstructions are shown on the Contract Drawings or that the locations indicated are accurate.

The Contractor shall exercise extreme caution in working in the area adjacent to the existing pipelines and utility services. It is essential that all the existing facilities be maintained in service. Construction of the connections between the existing facilities and the new facilities shall be at times and during periods acceptable to the City. The Contractor shall advise the Director in writing of its proposed Construction Schedule for these connections at least forty-eight (48) hours in advance.

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The Contractor shall uncover all piping and conduits, to a point one foot (1') below the pipe, where crossings, interferences, or connections are shown on the Contract Drawings, prior to trenching or excavating for any pipe or structures, to determine actual elevations. New pipelines shall be laid to such grade as to clear all existing facilities which are to remain in service. If the Contractor does not expose all required utilities, it shall not be entitled to additional compensation for Work necessary to avoid interferences nor for repair to damaged utilities. Excavations around underground electrical ducts and conduits shall be performed using extreme caution to prevent injury or damage to workers and to the electrical ducts or conduits.

5-1.31 **PROPERTY RIGHTS IN MATERIALS.** Nothing in the Contract shall be construed as vesting in the Contractor any right of property in the materials used after they have been attached or affixed to the Work or soil or after partial payment has been made as provided in Section 7-1.07, "Progress Payments," of these General Conditions for material delivered on the ground or stored subject to or under the control of the City and unused. All such material shall become the property of the City upon being so attached or affixed or upon payment for materials delivered on the ground or stored subject to or under the control of the City and unused, as provided in said Section 7-1.07.

5-1.32 **COURT ORDERED DELAY.** If, pursuant to court order, the Department temporarily suspends performance of all or any portion of the Work, an extension of time determined pursuant to the provisions in Section 6-1.08, "Liquidated Damages," of these General Conditions will be granted.

5-1.33 **NO PERSONAL LIABILITY.** Neither the Director, nor any other officer or authorized employee of the City, shall be personally responsible for any liability arising under or by virtue of the Contract.

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5-1.34 **RIGHTS IN LAND AND IMPROVEMENTS.** The Contractor shall make no arrangements with any person or entity to permit occupancy or use of any land, structure or building within the limits of the Work, for any purpose whatsoever, either with or without compensation, in conflict with any agreement between the City and any third party owner, former owner, or tenant of such land, structure or buildings. The Contractor shall not occupy City-owned property outside the limit of the Work shown on the Contract Drawings unless it obtains prior approval.

5-1.35 **ANTITRUST CLAIMS.** The Contractor's attention is directed to the following provision of Public Contract Code Section 7103.5(b), which is applicable to the Contractor and its Subcontractors:

> " In entering into a public works contract or a subcontract to supply goods, services, or materials pursuant to a public works contract, the contractor or subcontractor offers and agrees to assign to the awarding body all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act (15 U.S.C. Sec. 15) or under the Cartwright Act (Chapter 2 [commencing with Section 16700] of Part 2 of Division 7 of the Business and Professions Code), arising from purchases of goods, services, or materials pursuant to the public works contract or the subcontract. This assignment shall be made and become effective at the time the awarding body tenders final payment to the contractor, without further acknowledgement by the parties."

5-1.36 **RIGHTS TO DRAWINGS, TECHNICAL DATA PATENTS.** Shop

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Drawings and Working Drawings submitted to the City by the Contractor, Subcontractor or any lower tier Subcontractor pursuant to the Agreement, are the property of the City and the City may use, and disclose in any manner and for any purpose, Shop Drawings and Working Drawings delivered under the Contract.

Technical Data including manuals or instructional materials, computer or microprocessor software which are delivered or submitted to the City by the Contractor, Subcontractor, or any lower tier Subcontract pursuant to the Contract are the property of the City, and the City may use or disclose same in any manner and for any purpose.

The Contractor shall assume all costs arising from the use of patented materials, equipment, devices, or processes used on or incorporated in the Work, and shall defend, indemnify and save and hold harmless the City, and its duly authorized representatives, from all suits at law, or in equity, and actions of every nature for, or on account of the use of any patented materials, equipment, devices or processes. In case some materials, equipment, devices or processes are held to constitute an infringement and their use enjoined, the Contractor, at its expense, shall:

1. Secure for the City the right to continue using said materials, equipment, devices or processes by suspension of the injunction or by procuring a license or licenses; or
2. Replace such materials, equipment, devices, processes; or
3. Modify them so that they become non-infringing or remove the enjoined materials, equipment, devices or processes and refund the sums paid therefor without prejudice to any other rights of the City.

5-1.37 **PAYMENT OF TAXES.** Contractor shall pay all taxes and duties applicable to and assessable against any Work, equipment, materials, services, processes, and

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operations incidental to or involved in the Agreement, including but not limited to, retail sales and use, transportation, export, import, business, and special taxes. The Contractor is responsible for ascertaining and acquainting itself with such taxes and making all necessary arrangements to pay them. The Contractor will maintain records that are auditable records, and these records shall be subject to the City's review to verify that Contractor's tax payments are current at all times.

The Contract Price paid for the Work shall include full compensation for all taxes which the Contractor is required to pay, whether imposed by Federal, State or local government, including, without being limited to, Federal excise tax. No tax exemption certificate nor any document designed to exempt the Contractor from payment of any tax will be furnished to the Contractor by the Department, as to any tax on labor, services, materials, transportation, or any other items furnished pursuant to the Contract.

The Contractor shall withhold and pay any and all sales and use taxes, withholding taxes, whether Federal, State, or local, Social Security taxes, State Unemployment Insurance charges and all other taxes which are now or hereafter may be required to be paid or withheld under any laws.

5-1.38 **GRATUITIES AND CONFLICT OF INTEREST.** The Contractor shall not offer or provide gratuities in the form of gifts, entertainment, loans, meals, rewards, and/or services to representatives of the City, including but not limited to, officers, employees, agents, Engineering Service Consultants, Consulting Engineers and Architects, Inspectors and/or Testing Agencies retained by the City. If it is found that the Contractor has violated this provision, the Contract may be subject to termination for default as defined elsewhere in these General Conditions.

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During the term of the Contract and until the final payment has been made to the Contractor, the Contractor shall not employ or compensate in any manner whatsoever, the City's officers, employees and authorized representatives, agents, and any Engineering Service Consultants, Consulting Engineers and Architects, Inspectors, and/or Testing Agencies retained by the City. Any exception to the employment or compensation to any of the above named parties must be made in writing by the City. If the Contractor offers or provides employment or compensation to those named above during the term of the Contract, the Contract may be subject to termination for default.

5-1.39 **COOPERATION.** Should construction be under way by City forces or other forces or by other Contractors within or adjacent to the limits of the Work or should Work of any other nature be under way by such forces within or adjacent to said limits, the Contractor shall cooperate with all such forces to the end that any delay, interference or hindrance to their Work will be avoided. The right is reserved to perform other or additional Work at or near the site at any time, by the use of such forces.

5-1.40 **DIGGING TRENCHES OR OTHER EXCAVATIONS.** In the event any work involves digging trenches or other excavations that extend deeper than four feet (4') below the surface, City and Contractor shall comply with the following:

A. The Contractor shall promptly, and before the following conditions are disturbed, notify City in writing of any:

1. Material that the Contractor believes may be material that is hazardous waste, as defined in Section 25117 of the Health and Safety Code, that is required to be removed to a Class I, Class II, or Class III disposal site in accordance with provisions of existing law.

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2. Subsurface or latent physical conditions at the site differing from those made available to Contractor for inspection as provided in the project proposal.

3. Unknown physical conditions at the site of any unusual nature, different materially from those ordinarily encountered and generally recognized as inherent in Work of the character provided for in the Contract.

B. The City shall promptly investigate the conditions, and if it finds that the conditions do materially so differ, or do involve hazardous waste, and cause a decrease or increase in the Contractor's cost of, or the time required for, performance of any part of the Work shall issue a Change Order under the procedures described in the Contract.

C. In the event that a dispute arises between the City and the Contractor whether the conditions materially differ, or involve hazardous waste, or cause a decrease or increase in the Contractor's cost of, or time required for, performance of any part of the Work, the Contractor shall not be excused from any scheduled completion date provided for by the Contract, but shall proceed with all work to be performed under the Contract. The Contractor shall retain any and all rights provided either by contract or by law which pertain to the resolution of disputes and protests between the contracting parties. However, no claim of the Contractor under this clause shall be allowed unless the Contractor has given the notice required by this Section. No claim by the Contractor for an equitable adjustment hereunder shall be allowed if asserted after final payment under this Contract.

5-1.41 **CONTRACTOR REGISTRATION.** No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this Contract, the Contractor and its subcontractors shall have a continuing legal obligation to maintain current

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registration with the Department of Industrial Relations. The Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

5-1.42 **CITY OF ROSEVILLE ENCROACHMENT PERMITS AND RIGHTS-OF-WAY.** The Contractor need not obtain a separate encroachment permit from the City prior to construction within street rights-of-way or other City rights-of-way. Execution of the Contract by the City shall be deemed an encroachment permit for work required by the Contract within rights-of-way. All work shall conform to the rules and regulations of encroachment permits and shall be subject to the inspection and approval of the Director and City Engineer.

To the extent indicated in the Contract Drawings, the City will provide the rights-of-way over private lands or the site to enable the Contractor to perform its work. The Contractor shall be solely responsible for securing any additional rights-of-way desired by the Contractor. The City will not be a party to nor assume any liability for any separate agreements reached between the Contractor and any third parties with respect to these additional rights-of-way. The Contractor shall procure evidence that agreements are in place with said third parties before the Contractor uses those areas covered by the agreements. Any damage to such private lands caused by the Contractor's operations shall be the sole responsibility of the Contractor.

5-1.43 **CALIFORNIA AIR RESOURCES BOARD REGULATIONS.** The Contractor shall comply with any applicable regulations of the California Air Resources Board ("CARB") set forth below.

A. In-Use Off-Road Diesel-Fueled Fleets. If the Contractor will use vehicles subject to Cal. Code Regs., tit. 13, §§ 2449 et seq. for the project, it shall submit a valid

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Certificate of Reported Compliance to the City as provided in § 2449(n).

B. Advanced Clean Fleets. Pursuant to Cal. Code Regs., tit. 13, § 2013(i)(1), the Contractor shall submit to the City either a signed statement stating that it is not subject to the High Priority and Federal Fleets regulation of title 13, CCR section 2015 through 2015.6, or a document evidencing that it is listed on the CARB Advanced Clean Fleets webpage as a compliant fleet.

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SECTION 6

PROSECUTION AND PROGRESS

6-1.01 **SUBLETTING AND SUBCONTRACTING.** The Contractor shall be responsible for all Work performed under the Contract. The Contractor shall give its personal attention to the fulfillment of the Contract and shall keep the Work under its control. Nothing in the Contract Documents shall create any contractual relationship between the City and any Subcontractor. The Contractor is fully responsible to the City for the acts and omissions of its Subcontractors of any tier. When any Subcontractor fails to prosecute a portion of the Work in a manner satisfactory to the Director, that Subcontractor shall not again be employed on the Work. Although the sections of the Contract may be arranged according to various trades, or general grouping of the Work, the Contractor is not obligated to sublet the Work in such manner. The Director will not arbitrate disputes among Subcontractors or between Contractor and one or more Subcontractors concerning responsibility for performing any part of the Work.

The on-site production of materials produced by other than the Contractor's own forces shall be considered as subcontracted. The erection, establishment or reopening of on-site plants for production of materials and the operation thereof in the production of materials for use on the Work shall conform to the requirements relating to labor set forth in the Contract Documents.

The Contractor shall also be responsible for coordinating the Work performed by Subcontractors and Suppliers.

The Contractor shall not substitute any person as Subcontractor in place of a Subcontractor listed on its bid proposal without the written approval of the Director. Substitutions must be in accordance with the provisions of the "Subletting and Subcontracting

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Fair Practices Act" beginning with Public Contract Code Section 4100. Violations of this Act by the Contractor may subject it to penalties which may include cancellation of Contract, Assessment of ten percent (10%) of the Subcontractor's bid, and disciplinary action by the Contractors State License Board.

The Contractor shall pay any Subcontractors approved by the City for work that has been satisfactorily performed no later than seven (7) Days from the date of Contractor's receipt of progress payments by the City. Within seven (7) Days after receipt from the City of funds attributable to work performed by a Subcontractor, Contractor shall release any retainage payments withheld to the Subcontractor. In the event Contractor does not make progress payments or release retention to Subcontractors in accordance with the time period specified herein, Contractor may be subject to prompt payment penalties per statute.

6-1.02 **ASSIGNMENT.** The performance of this Contract may not be assigned, except upon the written consent of the City Council of the City of Roseville. Consent will not be given to any proposed assignment which would relieve the original Contractor or its surety of their responsibilities under the Contract nor will the City consent to any assignment of a part of the Work under the Contract.

The Contractor may assign moneys due or to become due to it under the Contract and such assignment will be recognized by the City, if given proper notice thereof, to the extent permitted by law, but any assignment of moneys shall be subject to all proper set-offs in favor of the City and to all deductions provided for in the Contract and particularly all money withheld, whether assigned or not, shall be subject to being used by the City for the completion of the Work in the event that the Contractor should be in default therein.

6-1.03 **BEGINNING OF WORK.** After the execution of the Contract by both

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parties, the City will issue the Notice to Proceed upon its determination that it is appropriate for the Contract Time to commence.

The Contractor shall begin Work within fifteen (15) Days after receiving the Notice to Proceed from the Director, subject to the requirements stated elsewhere in the Contract Documents regarding, among other things, the submittal of Baseline Schedule, and shall diligently prosecute the same to completion within the time limit provided in the Supplemental Conditions. Contractor shall also achieve any and all Contract milestones as described elsewhere in the Contract Documents.

The Contractor shall notify the Director, in writing, of its intent to begin Work at least seventy-two (72) hours before Work is begun. The notice shall be delivered to the Director and shall specify the date the Contractor intends to start. If the project has more than one (1) location of Work, a separate notice shall be given for each location.

The Contractor is not authorized to perform any Work until it has received a Notice to Proceed from the City. Should the Contractor begin Work in advance of receiving notice that the Contract has been approved as above provided, any Work performed by it in advance of the said date of approval shall be considered as having been done by the Contractor at its own risk and as a volunteer unless said Contract is so approved thereafter.

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

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favorable review by the Director.

B. CPM Schedule. The Contractor shall submit an acceptable Critical Path Method (CPM) Schedule to the Director within thirty (30) Days after the receipt of the Notice to Proceed. Subsequent revisions to said schedule shall be submitted as set forth hereinafter. The requirement for the CPM schedule is included to allow for adequate planning and execution of the Work, to determine the critical nature of delays, and to assist the Director in appraising the reasonableness of the proposed schedule and evaluating progress of the Work. The CPM schedule submitted under this Section shall utilize a CPM format, either the precedence or arrow diagramming method. The definitions of CPM terms and functions shall be as provided in the Associated General Contractors of America book *CPM in Construction, A Manual for General Contractors*, or a favorably reviewed alternative publication or reference. No progress payment will be made prior to submission and acceptance of the CPM Schedule.

1. The CPM schedule system shall consist of diagrams and accompanying mathematical analyses. The diagrams shall show elements of the project in detail and an entire project summary. Diagrams shall show the order and interdependence of activities and sequence in which the Work is to be accomplished as planned by the Contractor. The basic concept of a network analysis diagram shall be followed to show how the start of a given activity is dependent on the completion of preceding activities and its completion restricts the start of following activities. Detailed network activities shall include, in addition to construction activities, the submittal and favorable review of samples of material and Shop Drawings, the procurement of critical materials and equipment, fabrication of special material and equipment, and their Installation and testing. All activities of the City and the Director that affect progress and required Contract dates for completion of all or parts of the Work shall be shown. The

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selection and number of activities shall be subject to favorable review by the Director. Summary networks shall be time scaled. Durations shall be in Days and shall not exceed fifteen (15) Days, except for submittal and delivery items. Where the duration of continuous Work exceeds fifteen (15) Days, Work items in the Construction Schedule shall be subdivided by location, approximate stationing or other sub-element of the Work.

The graphic network diagram shall include for each activity, the description, activity number, the estimated duration in Days, and all activity relationship lines. The network diagram shall be drawn for the early start of activities. All significant Submittals shall be scheduled along with manual Submittals and training on all large or critical pieces of equipment. If the precedence technique is utilized, the schedule project shall include a calendar in Work Days, a network report sorted by early start and a logic table report sorted by preceding Work item. If the arrow technique is utilized, the schedule report shall include a calendar in Work Days, a network report sorted by early start, a network report sorted by I-J numbers, and a network sorted by slack time and I-J numbers.

2. The critical path shall be shown on all reports and on the graphic network diagram. The activities which constitute the critical path shall be identified.

3. The mathematical analysis of the network diagram shall include a tabulation of each activity. The following information shall be furnished as a minimum for each activity:

(a) preceding and following event numbers

(b) activity description and number

(c) estimated duration of activities

(d) earliest start date (by calendar date)

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(e) earliest finish date (by calendar date)

(f) actual start date (by calendar date)

(g) actual finish date (by calendar date)

(h) latest start date (by calendar date)

(i) latest finish date (by calendar date)

(j) slack or float

(k) percentage of activity completed

4. The program shall be capable of accepting revised completion dates as modified by approved time adjustments and recomputations of all tabulation dates and float accordingly.

5. Submission and review of the system shall be as follows:

(a) The complete network analysis system, consisting of the detailed network mathematical analysis and network diagrams, shall be submitted within thirty (30) Days after receipt of the Notice to Proceed.

(b) The Contractor shall participate in a review and evaluation of the proposed network diagrams and analysis by the Director. Any revisions necessary as a result of this review shall be resubmitted for review by the Director within ten (10) Days. When completed, the favorably reviewed schedule shall then be the schedule to be used by the Contractor for planning, organizing and directing the Work and for reporting progress. If the Contractor thereafter desires to make significant changes in its method of operating and scheduling, the Contractor shall notify the Director in writing stating the reasons for the change.

(c) The Contractor shall submit at monthly intervals a report of the actual construction progress. Each monthly report shall cover a period of approximately thirty

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(30) Days ending around the 20th of each month. The monthly reports shall be submitted within ten (10) Days of the end of the reporting period.

(1) If the project is proceeding on schedule, the monthly update report may consist of a marked-up copy of the graphical network diagram. This submittal shall clearly indicate the status of any minor shifts in sequence or schedule and the estimated completion date or percent complete of all activities currently in progress. The Contract completion date shall also be indicated. The Contractor shall submit a narrative report relating to status of construction, the schedule, and factors which may affect the remainder of the schedule. The report shall show the activities or portions of activities completed during the reporting period. The report shall state the percentage of the Work actually completed and scheduled as of the report date and the progress along the critical path in terms of Days ahead or behind the allowable dates.

(2) If, in the opinion of the Director, the project is behind schedule, the monthly report shall include a revised network diagram and/or mathematical analysis showing the Contractor's proposed revised schedule. An analysis of the effect that the delay has on progress along other paths shall also be included in the report. The Contractor shall also submit a narrative report with each updated analysis which shall include but not to be limited to a description of current and anticipated problem areas, delaying factors and their impact, and an explanation of corrective actions taken or proposed.

(3) Periodic report shall be submitted in sufficient copies to cover Contractor needs plus five (5) copies and an available electronic copy to be retained by the Director.

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6. To the extent that the favorably reviewed initial Construction Schedule, or revisions thereto, indicate anything not jointly agreed upon, it shall be deemed to be not favorably reviewed by the Director. Any omission of Work from the detailed schedule, otherwise required for Contract compliance, will not excuse the Contractor from completing such Work within any applicable completion date. The CPM schedule shall be generated by computer methods.

C. Schedule Review. Once each month, on a date mutually agreed upon, but no later than seven (7) business days after the monthly schedule progress report date, a Work Site meeting will be held to review the Construction Schedule and job progress. The Contractor shall also attend weekly meetings scheduled by the Director to review the progress of the Work in the preceding week and in the subsequent week, coordinate the Work with public agencies or other Contractors as required, and allow the Director to plan his or her activities for testing, inspection, etc.

D. Schedule Revisions. The conditions under which the Director will require revisions of the Construction Schedule include the following:

1. When delay in completion of any Work item or sequence of Work items results in an estimated extension of project completion by either twenty (20) business days or by ten percent (10%) of the remaining duration of time to complete the Contract, whichever is less.

2. When delays in Submittals or deliveries make replanning or rescheduling of the Work necessary.

3. When the schedule does not represent actual prosecution and progress of the Work.

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4. When any change to the sequence of activities, the completion date for major portions of the Work, or when changes occur which affect the critical path.

5. When Contract Amendments or a Change Order necessitates schedule revision, the Contractor shall submit a schedule analysis of all Change Order Work with its proposal.

E. Cash Flow Projection. A cash flow projection shall be submitted with the Construction Schedule. This cash flow projection shall be revised and resubmitted when revisions of the Construction Schedule will result in changes to the projected cash flow.

F. Schedules showing project completion dates earlier than specified in the Supplemental Conditions will be rejected unless justification can be provided for early completion.

6-1.05 **SCHEDULE OF VALUES.** Prior to preparation of the first estimate for a progress payment, the Contractor shall submit for favorable review by the Director a detailed Schedule of Values or cost breakdown of the Work under each bid item awarded. The breakdown will then become the basis for partial payment determination. Elements of Work shall be grouped by structure, pipeline, system, etc. Within each grouping, Work should be itemized by readily measurable quantities of Work complete in place. For example, concrete should be in units of cubic yards including form Work and reinforcing steel. Move-on costs, bond and insurance costs, and Overhead costs shall not be considered an item of cost for this purpose but shall be prorated over items of Work. In the event the Schedule of Values is not favorable reviewed by the Director, another Schedule of Values shall be submitted that is mutually acceptable to the Contractor and the Director.

6-1.06 **CITY'S RIGHT TO STOP WORK.** The Director shall have the

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authority to order the Contractor, in writing, to suspend the Work wholly or in part, for such period as the Director may deem necessary due to the failure on the part of the Contractor to correct Work that is not in accordance with the requirements of the Contract Documents or if Contractor persistently fails to carry out Work in accordance with the Contract Documents.

The Contractor shall immediately comply with the written order of the Director to suspend the Work wholly or in part. The suspended Work shall be resumed when conditions are favorable and methods are corrected, as ordered or approved in writing by the Director.

Any stoppage of work under this section shall be at the Contractor's sole expense, and the Contractor shall have no claim against the City based on the Contractor's failure to perform the Work in accordance with the Contract Documents.

In addition to the City's right to stop Work, the City may order the Contractor to submit to the City at no additional cost to the City, additional information concerning Contractor's planned Work if the Contractor fails to promptly correct Work that is not in accordance with the requirements of the Contract Documents or persistently fails to carry out Work in accordance with the Contract Documents. The additional information ordered by the City may include, but is not limited to, preparation of Submittals or Working Drawings not otherwise required to be submitted under the Contract Documents.

In the event the City discovers that the Contractor has created an unsafe condition the City may arrange for other work forces to remedy the condition. Such remedial work shall be at the sole discretion of the City. If this action is required, the City may unilaterally terminate Work under the Contract, and will pay only for the quantities of Work actually performed, less the cost of the City's remedial Work. In the event that Work is not halted, the Contractor must take immediate steps to correct the situation. There will be no extra payment for Work required

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to correct unsafe conditions.

The right of the City to suspend the Work shall not give rise to a duty on the part of the City to exercise this right for the benefit of the Contractor or any other person or entity. This right shall be in addition to and not in restriction or derogation of the City's other rights under the Contract Documents.

In the event of a suspension of Work under any of the conditions set forth in this Section 6-1.06, such suspension of Work shall not relieve the Contractor of its legal responsibilities as set forth in these General Conditions.

6-1.07 **TIME OF COMPLETION.** The Contractor shall complete the entire Work, including Installation, repairs, startup, troubleshooting, painting, and touchup, training, submittal or record drawings, and manuals, cleanup, demobilization, and all other Work within the number of Days set forth in the Supplemental Conditions. The time for completion includes an allowance for working time lost due to normal inclement weather.

Extensions of time may be allowed for unusual inclement weather under the provisions hereinafter described. Unusual inclement weather is weather which adversely affects "controlling" operations or the critical path of construction and which meets one of the following criteria:

A. For the particular calendar month in question, the number of individual Days with rainfall exceeding 0.10 inches exceeds the average number of such Days for that month over the immediately preceding five (5) years of record by at least three (3) Days.

B. For the particular calendar month in question, the total cumulative rainfall for that month exceeds the average cumulative rainfall for that month over the immediately preceding five (5) years of record by at least two inches (2").

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Rainfall shall be measured at a publicly operated, maintained, and reported station in reasonable proximity to the construction site. A claim for delay shall indicate the period of rainfall which is claimed as "unusual," the specific dates during which the unusual rainfall and subsequent wet soil conditions prevented Work, and the specific critical path tasks adversely affected by such unusual weather. A claim for delay due to unusual inclement weather shall be filed within ten (10) Days of the apparent end of the unusual inclement rainfall period, whether or not the monthly totals are available at that time. The burden of proof that weather meets the criteria for unusual weather shall be solely the responsibility of the Contractor.

It is the responsibility of the Contractor to order materials required for the Work properly and promptly on a Notice to Proceed. If evidence presented demonstrates that, in spite of the Contractor's efforts, government-established priorities controls delay material deliveries, suitable extension of time will be made.

If performance of extra Work ordered by the City or failure of the City to provide the necessary site for Installation affects construction tasks which are "controlling" or which are on the "critical path" of the Construction Schedule, suitable extensions of time will be made.

The Contractor shall not be entitled to a time extension for delays in activities on non-critical paths of the favorably reviewed schedule unless the duration of the excusable delay exceeds the total float of the activities being delayed. If the duration of an excusable delay does exceed the total float of the activities affected by the delay, the Contractor shall be entitled to an extension equal to the difference.

C. Determination that a day is a non-working day by reason of inclement weather or conditions resulting immediately therefrom, shall be made by the Director.

6-1.08 **LIQUIDATED DAMAGES.** It is agreed by the parties to the Contract

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that in case all the Work called for under the Contract in all parts and requirements is not completed within the number of Days as set forth in the Supplemental Conditions, damage will be sustained by the City and that it is and will be impracticable and extremely difficult to ascertain and determine the actual damage which the City will sustain in the event of and by reason of such delay; and it is therefore agreed that the Contractor will pay to the City, the monetary amount indicated in the Supplemental Conditions in dollars (U.S.) per day for each and every calendar day of delay in completing the Work in excess of the number of Days prescribed and the number of additional calendar days, if any, authorized by Contract Change Order; and the Contractor agrees to pay said Liquidated Damages herein provided for, and further agrees that the City may deduct the amount thereof from any moneys due or that may become due the Contractor under the Contract.

It is further agreed that in case the Work is not finished and completed in all parts and requirements within the number of Days specified, the City shall have the right to increase the number of Days or not, as it may deem best to serve the interest of the City, and if it decides to increase the said number of Days, it shall further have the right to charge to the Contractor, its heirs, assigns or sureties and to deduct from the final payment for the Work all of any part, as it may deem proper, of the actual cost of engineering, inspection, superintendence, and other Overhead expenses which are directly chargeable to the Contract, and which accrue during the period of such extension, except that cost of preparation of final statement shall not be included in such charges.

6-1.09 **DELAYS AND EXTENSIONS TO THE WORK.** The Contractor must complete all Work within the time specified in the Agreement. The Contractor will be granted an extension of time and will not be assessed with liquidated damages or the cost of engineering

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and inspection for any delay in substantially completing the Work (or parts thereof) beyond the time set forth in the Agreement, provided that such delay was caused by unforeseeable causes beyond the control and without the fault or negligence of the Contractor. Examples of such causes include acts of public enemy, fire, floods, abnormal weather (as described below), earthquakes, epidemics, quarantine restrictions, strikes, labor disputes and freight embargoes, fire, changes made pursuant to the provisions of "Changes in the Work" under Section 3 of these General Conditions or acts or neglect of the City not contemplated by the Contract Documents. In all cases, any extension of time is conditioned on the following:

1. That the cause is not due to the fault or negligence of the Contractor, and the Contractor has taken reasonable precautions to prevent and minimize the effects thereof; and

2. That the Contractor notifies the Director in writing within three (3) Days from the beginning of such delay specifying the nature of the delay and the measures that have been or will be taken to prevent or minimize the delay. Failure to submit written notice within this time period shall constitute an absolute waiver of any claim for a time extension.

No extension of time will be granted for a delay caused by a shortage of materials, unless the Contractor furnishes to the City documentary proof that it has diligently made every effort to obtain such materials from all known sources within reasonable reach of the work and further proof, as acceptable to the Director, that the inability to obtain such materials when originally planned did in fact cause a delay in Final Completion of the entire Work which could not be compensated for by revising the sequence of the Contractor's operations. Only the physical shortage of material will be considered as a cause for extension of time, and no consideration

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will be given to any claim that material could not be obtained at a reasonable, practical or economical cost or price, unless it is shown to the satisfaction of the City that such material could have been obtained only at exorbitant prices entirely out of line with current rates, taking into account the quantities involved and the usual practices in obtaining such quantities.

No extension of time will be granted for a delay caused by Contractor's staff turnovers, understaffing or insufficient quantity of qualified staff able to perform the necessary work.

The term "shortage of materials," as used in this section, shall apply only to materials, articles, parts or equipment which are standard items and shall not apply to materials, parts, articles or equipment which are processed, made, constructed, fabricated or manufactured to meet the specific requirements of the Contract Documents.

No extensions of time will be granted for delays that have no measureable impact on the completion of the Work (or parts thereof) under the Contract Documents. When extensions of time are granted, they will be limited to the period equivalent to the actual number of Days lost on the critical path or controlling operations of the Construction Schedule, taking into account the extent to which that delay could be decreased by reasonable mitigation measures by the Contractor. All requests for extensions of time must be supported with a critical path analysis showing the critical path and impacts to it. Contractor's failure to submit this analysis will be sufficient cause for denial of any request for a time extension.

Within a reasonable period of time after the Contractor submits the notice and information required by this section, the City will determine whether an extension of time is justified and, if so, the number of days for the extension.

Abnormal weather may be a valid basis for a time extension under the Agreement. "Abnormal Weather" occurs when the number of days of rain above 0.5 inches in a 24 hour

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period exceeds the average for such rainfall in a particular month as determined by the National Weather Service. The Contractor will only be entitled to, at most, a time extension for the number of days of rain exceeding the average for that month in the locale where the Work is to be performed. If delays are caused by the Contractor or those for whom the Contractor is responsible, the Contractor will only be entitled to, at most, a time extension for the number of rain days exceeding the average for the month when the Work should have been performed.

In addition, before a time extension may be granted for abnormal weather, the Contractor must establish that the rain either significantly impacted at least sixty percent (60%) of the planned work of the controlling operations for a particular day or prohibited at least five (5) hours of work on the controlling operations planned for that day. Contractor shall employ reasonably methods to mitigate the impact of abnormal weather (i.e., dewatering, protection of site, etc.) The occurrence of rain during non-work hours or having minimal impact to work on the controlling operation shall not constitute a day of abnormal weather.

In the event that the project experiences favorable weather for a particular month (e.g., the number of actual rain days in a month less than that indicated above for allowable rain days per months), the additional float resulting from such favorable weather shall accrue to the project.

Any Contractor claim for damages or additional compensation based on delay shall be limited to only those circumstances where the Contractor has fulfilled each of the following three (3) requirements:

1. Contractor has established its entitlement to a time extension pursuant to the provisions described above regarding delay and extensions to the Work.
2. The delay was caused solely by the City's issuance of changes made pursuant to the

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provisions of "Changes in the Work" under Section 3 of these General Conditions or by acts or neglect of the City.

3. The delay was unreasonable under the circumstances and not within the contemplation of the parties.

It is expressly understood and agreed that delays caused by the City will be non-compensable when there are concurrent delays caused by the Contractor. Also, the Contractor shall have no entitlement to additional compensation for any delay where there have been concurrent delays caused by non-compensable delays, including, but not limited to, fire, floods, earthquakes, epidemics, quarantine restrictions, strikes, labor disputes, and freight embargoes.

Contractor's damages and/or additional compensation for delays will consist solely of the extended costs of maintaining the Contractor's Work Site presence. The Contractor will not be entitled to any extended home office overhead.

Compensation for idle time of equipment will be determined in the same manner as determinations are made for equipment used in the performance of extra work paid for on a Force Account basis with the following exceptions:

1. The time for which compensation will be paid will be the actual normal working hours during which such delay conditions exists, but in no case will exceed eight (8) hours in any one day.
2. The days for which compensation will be paid will be each calendar day of the work week (defined elsewhere in the Contract Documents) and Legal Holidays, during the existence of such delay, except that when rental of the equipment is paid for under the provisions in Section 3-1.06C, "Force Account Payment – Equipment," of these General Conditions, no payment will be made for delays in accordance with the

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provisions of this section.

Actual loss shall be understood to include no items of expense other than idle time of personnel, cost of extra moving of equipment, and cost of longer hauls. Compensation for idle time of equipment will be determined as provided in this section and compensation for idle time of personnel will be determined pursuant to Section 3-1.06A, "Force Account Payment – Labor," of these General Conditions. No markup will be added in either case for Overhead and profit. The cost of extra moving of equipment and the cost of longer hauls will be paid for as extra work as provided pursuant to "Changes to the Work" elsewhere in the Contract Documents.

6-1.10 **TERMINATION.**

6-1.10A **TERMINATION OF AGREEMENT – CONVENIENCE OF CITY.** The Department reserves the right to terminate the Contract at any time and for any reason if the Director determines that to do so would be in the best interest of the City. Any termination which is not based on the circumstances set forth in Section 6.1-10B below shall be effected by delivery to the Contractor of a Notice of Termination specifying the extent to which performance of Work under the Contract is terminated, and the date upon which such termination becomes effective.

Upon the Contractor's receipt of a written Notice of Termination for convenience, the Contractor shall cease Work as to those portions of the project so terminated and shall undertake the steps outlined in Section 6-1.10B below.

1. Acceptance of the Contract as hereinafter specified shall not relieve the Contractor of responsibility for damage to materials except as follows:

   a. The Contractor's responsibility for damage to materials for which partial payment has been made as provided in Section 7-1.07, "Progress

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Payments," of these General Conditions and for materials furnished by the City for use in the Work and unused shall terminate when the Director certifies that such materials have been stored in the manner and at the locations he or she has directed.

b. The Contractor's responsibility for damage to materials purchased by the City subsequent to the issuance of the notice that the Contract is to be terminated shall terminate when title and delivery of such materials has been taken by the City.

c. When the Director determines that the Contractor has completed the Work under the Contract directed to be completed prior to termination and such other Work as may have been ordered to secure the project for termination, the Contractor will recommend that the City formally accept the Work, and immediately upon and after such Acceptance by the City, the Contractor will not be required to perform any further Work thereon and shall be relieved of its contractual responsibilities for injury to persons or damage to property which occurs after the formal Acceptance of the project by the City.

2. The total compensation to be paid to the Contractor shall be determined by the Director on the basis of the following:

a. The reasonable cost to the Contractor, without profit, for all Work performed under the Contract, including mobilization, demobilization and Work done to secure the project for termination. Reasonable cost will include a reasonable allowance for project Overhead and general

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administrative Overhead not to exceed a total of seven percent (7%) of Direct Costs of such Work.

b. A reasonable allowance for profit on the cost of the Work performed as determined under subsection (a), provided the Contractor establishes to the satisfaction of the Director that it is reasonably probable that it would have made a profit had the Contract be completed and provided further, that the profit allowed shall in no event exceed four percent (4%) of said cost.

c. The reasonable cost to the Contractor of handling material returned to the vendor, delivered to the Department or otherwise disposed of as directed by the Director.

d. A reasonable allowance for the Contractor's administrative costs in determining the amount payable due to termination of the Contract.

All records of the Contractor and the Contractor's Subcontractors, necessary to determine compensation in accordance with this Section, shall be open to inspection or audit by representatives of the Department at all times after issuance of the notice that the Contract is to be terminated and for a period of three (3) years, and such records shall be retained for that period.

After Acceptance of the Work by the Director, the Director may make payments on the basis of interim estimates pending issuance of the Final Statement, when in his or her opinion the amount thus paid, together with all amounts previously paid or allowed, will not result in total compensation in excess of that to which the Contractor will be entitled. All payments, including payment upon the Final Statement, shall be subject to deduction for prior payments and amounts, if any, to be kept or retained under the provisions of the Contract.

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In the event that the City terminates this Contract under Section 6-1.10B below and it is determined for any reason that there was not sufficient cause to do so, the City's termination automatically will convert to a termination for convenience under this section and the terms and conditions outlined in this section automatically will be applied to effectuate the Contract termination. Thus, damages to which a Contractor may be entitled as a result of an improper default termination will be limited to the amounts provided for in this section.

The provisions of this section shall be included in all subcontracts.

6-1.10B **TERMINATION OF AGREEMENT - FOR CAUSE.** An "Event of Default" as referred to in this section shall occur if the Contractor:

1. Fails to maintain progress of the Work in accordance with the requirements of the Contract Documents; or
2. Fails to prosecute the Work or any of its components in accordance with the Contract Documents; or
3. Persistently or repeatedly fails or refuses to supply sufficient properly skilled workers or proper material to permit the performance of the Work in accordance with the Contract Documents; or
4. Fails to make prompt payment to Subcontractors or Suppliers in accordance with the respective agreements between the Contractor and the Subcontractor and Contractor and Supplier; or
5. Fails to comply with applicable laws, ordinances or rules, regulations or orders of a public authority having jurisdiction over the Work; or
6. Abandons, assigns or sublets the Contract without approval of the City; or
7. Becomes bankrupt or is subject to appointment of a receiver on behalf of the

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Contractor; or

8. Otherwise is guilty of a substantial breach of a provision of the Contract Documents.

Upon the City's reasonable belief that there has been an Event of Default by the Contractor, the City may elect to give the Contractor written notice thereof. The Contractor thereafter shall cure the default as soon as possible and in no event after ten (10) Days from the Contractor's receipt of the City's written notice.

If the Contractor does not timely cure its default, the City may, without waiver of any of its other rights and remedies, elect to terminate the Contract, or portion thereof.

Upon the City's election to terminate the Contract, or portion thereof, the City shall have the right to complete the Work, or portion involved, by whatever means and methods it deems expedient, including the hiring of others on such terms as the City deems advisable. The City shall have the right to take possession of the Contractor's materials, plant, tools, equipment and property of any kind provided by or on behalf of the Contractor for the purpose of the Work, or a portion of them, without being responsible to the Contractor for wear and tear. The Contractor shall have no rights in such property during its use by the City. The City shall not be required to obtain the lowest prices for completing the Work or a portion of it but shall make such expenditures as, in the City's sole judgment, best accomplish such completion.

The expense of completing such Work or portion thereof, together with a reasonable charge for engineering, managerial and administrative services, as certified by the City, shall be charged to the Contractor, and the expense so charged shall be deducted by the City out of such monies as may be due or may at any time thereafter become due to the Contractor. In case such expense is more than the sum which otherwise would have been payable to the Contractor under the Agreement, then the Contractor or its surety or sureties shall promptly pay the amount of

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such excess so due. When the City terminates the Contract under this section, the Contractor shall not be entitled to receive any further payments until the Work is completed and there has been a final settlement of costs of completing the Work covered by such notice of default.

The City will issue to the Contractor a written notice specifying that the Contract, or portion thereof, is terminated. Upon receipt of said written notice and, except as otherwise directed in writing by the City, the Contractor shall:

1. Stop all Work under the Contract; or if partial termination, stop Work relating to the terminated portion of the Agreement;
2. Perform Work the City deems necessary to secure the Work Site for termination including measures to leave the Work Site in a safe condition;
3. Remove equipment from the site of Work, as specified by the City;
4. Take such action as is reasonably necessary to protect materials from damage;
5. Notify all Subcontractors and Suppliers that the Contract or portion thereof is being terminated and that their contracts or orders are not to be further performed unless otherwise authorized in writing by the City;
6. Provide the City with an inventory list of all materials previously produced, purchased or ordered from Suppliers for use in the Work and not yet used in the Work, including its storage location, and such other information as the City may request;
7. Dispose of materials not used in the Work as directed by the Director. It shall be the Contractor's responsibility to provide the City (a) with good title to all materials purchased by the City hereunder, including materials for which partial payment has been made by the City and (b) with bills of sale or other documents of title for such

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materials;

8. Subject to the prior written approval of the City, settle all outstanding liabilities and all claims arising out of Subcontractors or orders for materials terminated hereunder. To the extent directed by the City, the Contractor shall assign to the City all rights, title and interests of the Contractor under subcontracts or orders for materials terminated hereunder. The City shall be at liberty to negotiate with and engage any Subcontractors who had contracted with the Contractor for the Work;
9. Furnish the City with the documentation required to be furnished by the Contractor under the provisions of the Contract Documents, including, on projects as to which Federal funds are involved, all documentation required under the Federal requirements included in the Agreement; and
10. Take such other actions as the City may direct.

If only a portion of the Work has been terminated, the Contractor shall perform the remainder of the Work in conformity with the Contract Documents and in such a manner as not to interfere with the City or others in their performance and completion of the portion of the Work which was terminated.

The City may recover from the Contractor the amount of any loss or damage, including consequential damages, suffered or incurred as a result of the Contractor's default.

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SECTION 7

ACCEPTANCE AND PAYMENT

7-1.01 **ACCEPTANCE.** When the Contractor believes that the entire Work is fully and finally completed, including the satisfactory completion of inspections, tests, and documentation specified in the Contract Documents and completion of all punch list and clean-up items, the Contractor shall submit to the City a written request for final Acceptance within fifteen (15) Days thereafter, specifying that the Work is fully and finally completed and the date on which it was completed. Within thirty (30) Days after receipt of the request for final Acceptance, the City will inspect the Work and will either:

1. Reject the request for final Acceptance, specifying the defective and/or uncompleted portions of the Work; or
2. Notify the Contractor that the Work will be accepted by Resolution of the City Council of the City of Roseville, and a Notice of Completion will be caused to be recorded by the City Clerk; or
3. Notify the Contractor that the Work has been accepted by the City but no Notice of Completion will be recorded.

If the City rejects the request for final Acceptance, the Contractor shall promptly remedy the defective and/or uncompleted portions of the Work. Thereafter, the Contractor shall again submit a written request for final Acceptance of the Work, specifying a new date based on the date the defective and/or uncompleted portions of the Work were corrected. Thereafter, the foregoing procedure shall apply successively until the City has verified that the Work is fully and finally completed and accepted the Work by Resolution of the City Council or by written

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notification from the Director. Immediately upon such Acceptance, the Contractor shall be relieved of the duty of maintaining the Work as a whole.

All warranties commence upon final Acceptance of the Work. The City's final Acceptance of the Work shall not be construed as an acceptance by the City of any latent defects discovered with regard to the Contractor's work. Furthermore, Contractor's obligations under Section 5-1.22 "Responsibility for Damage and Indemnification" shall still remain applicable after the City's grant of final Acceptance of the Work.

Prior to final Acceptance, the Contractor shall submit to the City the Record Documents and Operation and Maintenance Manuals as specified in the Contract Documents.

7-1.02 **SCOPE OF PAYMENT.** The Contractor shall accept the compensation provided in the Contract as full payment for furnishing all labor, materials, tools, equipment, and incidentals necessary to the completed Work and for performing all Work contemplated and embraced under the Contract; also for loss or damage arising from the nature of the Work, or from the action of the elements, or from any unforeseen difficulties which may be encountered during the prosecution of the Work until the Acceptance by the Director and for all risks of every description connected with the prosecution of the Work, also for all expenses incurred in consequence of the suspension or discontinuance of the Work as provided in the Contract; and for completing the Work according to the Contract. Neither the payment of any estimate nor of any retained percentage shall relieve the Contractor of any obligation to make good any defective Work or material.

No compensation will be made in any case for loss of anticipated profits.

7-1.03 **NOTICE OF POTENTIAL CLAIM.** The Contractor shall not be entitled to the payment of any additional compensation for any act or failure to act by the City,

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including failure or refusal to issue a Change Order, or for the happening of any event, thing, occurrence or other cause unless the Contractor has given the City due written Notice of Potential Claim as hereinafter specified, provided, however, that compliance with this Section 7-1.03 shall not be a prerequisite as to matters within the scope of the notice provisions in Section 6-1.07, "Time of Completion," or the notice provisions in Section 6-1.08, "Liquidated Damages," of these General Conditions, nor to any claim which is based on differences in measurement or errors of computation as to correct quantities.

The written Notice of Potential Claim shall set forth the reasons for which the Contractor believes additional compensation will or may be due, the nature of the costs involved, and, insofar as possible, the amount of the potential claim. The said Notice as above required must have been given to the Director prior to the time that the Contractor shall have performed the Work giving rise to the potential claim for additional compensation, if based on an act or failure to act by the Director, or in all other cases within seven (7) Days after the happening of the event, thing, occurrence or other cause giving rise to the potential claim.

If the Notice of Potential Claim does not include complete information about the claim or the parties do not execute a Contract Change Order in connection with the Notice of Potential Claim, Contractor shall submit complete information about its claim for additional compensation and/or extension of time for performance within fifteen (15) Days after such work is performed. Failure to provide written notice of claim prior to undertaking such work or failure to timely submit a complete and specific information about the claim for additional compensation and/or extension of the time for performance shall be deemed a waiver and abandonment of such claim.

If there is a dispute over any claim, the Contractor shall continue to Work during the dispute resolution process in a diligent and timely manner as directed by the City, and shall be

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governed by all applicable provision of the Agreement.

The Contractor shall maintain cost records of all Work that is the basis of any dispute. On a daily basis, Contractor shall submit to City completed daily forms, the format of which will be acceptable to the City, with respect to the Contractor's costs of performing the disputed work. These daily forms shall itemize all of Contractor's costs in performing the disputed work, including, but not limited to, all costs relating to materials, labor and equipment with respect to the disputed work. These daily forms shall provide names or identification and classification of affected workers, the hourly rate of pay and hours worked, and also the size, type, and identification number of equipment and hours operated. Said daily work forms shall be duly signed and verified by the Contractor or its authorized representative. The City's receipt of the Contractors' daily forms shall not constitute an approval of the Contractor's claim. Contractor's failure to submit the daily forms on a daily basis shall constitute a waiver of the Contractor's right to claim any additional compensation for the disputed work.

Each Contractor claim shall include full and complete information concerning the Claim. Contractor shall provide a clear, concise recital of the basis, upon which the claim is asserted, including a designation of the provisions of the Contract Documents upon which the claim is based. Contractor shall also include a statement as to the amount of time and/or compensation sought pursuant to the claim; if Contractor's claim arises from an ongoing occurrence, Contractor shall so state in its claim, including a description of the specific Work activities affected by the claim. All costs, expenses or damages and extensions of time claimed shall be described in reasonable detail under the circumstances together with complete supporting documentation.

The City will review any timely Notice of Potential Claim and supporting information

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submitted by Contractor. In conducting this review, the City shall have the right to require the Contractor to submit such additional or supporting documents, data and other information as the City may require.

If an agreement can be reached which resolves the Contractor's claim, the parties will execute a Contract Change Order to document the resolution of the claim. If the parties cannot reach agreement with respect to the Contractor's claim, the Contractor shall still be obligated to comply with the claim identification provisions identified in these General Conditions, including but not limited to Section 7-1.04.

It is the intention of this Section 7-1.03 that differences between the parties arising under and by virtue of the Contract be brought to the attention of the Director at the earliest possible time in order that such matters may be settled, if possible, or other appropriate action promptly taken. The Contractor hereby agrees that it shall have no right to additional compensation for any Claim that may be based on any such act, failure to act, event, thing or occurrence for which no timely written Notice of Potential Claim as herein required was filed.

7-1.04 **CLAIMS.** Contractor must submit all Claims, for which it has previously submitted a Notice of Potential Claim, prior to Acceptance of the Work. Each such Claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the Claim.

Upon receipt of a Claim, the City shall conduct a reasonable review of the Claim and, within a period not to exceed forty-five (45) Days, or such further time as mutually agreed upon or necessary pursuant to Public Contract Code Section 9204, the City shall provide the Contractor a written statement identifying what portion of the Claim is disputed and what portion is undisputed. If the City does not respond to a Claim from the Contractor within the time

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specified herein, such Claim shall be deemed rejected in its entirety.

Any payment due on an undisputed portion of the Claim shall be processed and made within sixty (60) Days after the City issues its written statement.

If the Contractor disputes the City's written response, or if the City does not respond within the time specified herein, the Contractor may demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, the City shall schedule a meet and confer conference within thirty (30) Days for settlement of the dispute.

Within ten (10) business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the City shall provide the Contractor a written statement identifying the portion of the Claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the Claim shall be processed and made within sixty (60) Days after the City issues its written statement. Any disputed portion of the Claim, as identified by the Contractor in writing, shall be submitted to nonbinding mediation, with the City and the Contractor sharing the associated costs equally. The City and the Contractor shall mutually agree to a mediator within ten (10) business days after the disputed portion of the Claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the Claim. Each party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the Claim remaining in dispute shall be resolved in accordance with Section 7-1.05 below.

7-1.05 **DISPUTE RESOLUTION PROCEDURE.** All Claims not resolved

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pursuant to Section 7-1.04, shall be resolved pursuant to Public Contract Code Section 10240, et seq.

7-1.06 **STOP PAYMENT NOTICES.** The City, by and through the Department or other appropriate office or officers, may at its option and at any time retain out of any amounts due the Contractor, sums sufficient to cover claims, filed pursuant to Civil Code Section 9350, et seq., including an amount to provide for the reasonable cost of any litigation thereunder.

7-1.07 **PROGRESS PAYMENTS.** Within fifteen (15) Days after the effective date in the Notice to Proceed, but in any event prior to Contractor's first Application for Payment, the Contractor shall submit to the City a detailed Schedule of Values.

Upon its approval, the Schedule of Values will form a basis for determining the compensation payable to the Contractor based on its actual progress of Work with respect to each Lump Sum bid item. The City, prior to any progress payment being made, must approve the Schedule of Values.

At the Director's discretion the approved Schedule of Values may be used as the basis for calculating the adjustment in compensation for a lump sum bid item due to changes ordered by the Director. When an ordered change increases or decreases the quantities shown in an approved Schedule of Values, at the Director's discretion, the adjustment in compensation may be determined in the same manner specified for increases and decreases in the quantity of a bid item of work in accordance with Section 3-1.05(B), "Contract Price Adjustment," of these General Conditions.

The Contractor once in each month shall submit an Application for Payment, for approval by the Director. Contractor's Applications shall be based on the Schedule of Values submitted to the City. These applications shall be supported by: (1) documentation requested by the City to

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substantiate the payment request; (2) statutory releases from Contractor and all Subcontractors and suppliers pursuant to Civil Code Sections 8132 and 8138; and (3) certified payroll records for the period for which payment is requested. Specifically, the Contractor will submit conditional waivers upon progress payment executed by all contractors and suppliers that will be receiving sums sought in the instant payment request and also submit unconditional waivers upon progress payment executed by all contractors and suppliers that have been paid to the date of the payment request. The Contractor shall certify that the Work for which payment is requested has been accomplished. When requested by the City, the Contractor shall submit receipts, invoices and other documentation that the City requires to be furnished for purpose of evaluating the application.

The City will pay the Contractor within thirty (30) Days after its receipt of an undisputed and properly submitted Application for Payment, after deducting all previous payments, retention, and other sums as described in the Contract Documents. Within seven (7) Days of its receipt of the Contractor's Application for Payment, the City will determine whether it complies with the provisions of the Contract Documents. As appropriate, the City will return the application to the Contractor accompanied by a document prepared by the City setting forth the reasons for the rejection. Thereafter, the Contractor shall correct and resubmit the Application for Payment. Progress payments may be withheld for Work that is not performed in accordance with the Contract Documents.

The City may deduct the following from each progress payment:

1. An amount equal to one hundred and twenty-five percent (125%) of the amount claimed under any stop payment notice or other lien filed against the Contractor, which includes an amount to provide for the reasonable cost of any litigation

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thereunder.

2. Any Liquidated Damages or Assessments that have accrued as of the date of the Application for Payment.
3. Any sums expended by the City in performing any of the Contractor's obligations under the Agreement that the Contractor has failed to perform.
4. Any other sums that the City is entitled to recover from the Contractor under the terms of the Contract including damages to the City's property.
5. The failure of the City to deduct any of the above identified sums from a progress payment shall not constitute a waiver of the City's right to such sums.

No such estimate or payment shall be construed to be an acceptance of any defective Work or improper materials.

Under no circumstances will the City make payment to unlicensed Contractors. As a condition of payment, the Contractor is required to maintain the applicable Contractor's license as identified in the Notice to Contractors for the duration of the Work.

7-1.08 **PAYMENT FOR MATERIALS AND EQUIPMENT ON HAND.**

Partial payments may be made to the extent of seventy-five percent (75%) of the cost of materials and equipment plus delivery to be incorporated in the Work, provided that such materials and equipment meet the requirements of the Contract Documents and are delivered to acceptable sites on the plant site or at other sites in the vicinity that are acceptable to the City and only with the prior written approval by the City. Such delivered costs of stored or stockpiled materials and equipment may be included in the next progress payment after the following conditions are met:

A. Equipment and materials will only be eligible if given conditional or final

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Acceptance by the Director and are in apparent compliance with favorably reviewed Submittals.

B. Only equipment or materials which have received favorable review of Shop Drawings will qualify.

C. The material or equipment has been stored or stockpiled adequately protected against damage in a manner acceptable to the Director at an approved site.

D. The Contractor has furnished the Director with acceptable evidence of the quantity and the quality of such stored or stockpiled materials or equipment with identification of where they will be incorporated into the project with Specification reference.

E. The Contractor has furnished the Director with satisfactory evidence that the material or equipment and transportation costs have been paid.

F. The Contractor has furnished the City legal title (free of liens or encumbrances of any kind) and lien releases to the material or equipment so stored or stockpiled.

G. The Contractor has furnished the City evidence that the material or equipment so stored or stockpiled is insured against loss by damage to or disappearance of such materials at any time prior to use in the Work.

It is understood and agreed that the transfer of title and the City payment for such stored or stockpiled materials or equipment shall in no way relieve the Contractor of its responsibility for furnishing and placing such materials or equipment in accordance with the requirements of the Contract Documents.

In no case will the amount of progress payments for materials or equipment on hand exceed the Contract Price for such materials or equipment or the Contract Price for the Contract item in which the material is intended to be used.

No partial payment will be made for stored or stockpiled living or perishable plant

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materials.

The Contractor shall bear all costs associated with the progress payment of stored or stockpiled materials or equipment in accordance with the provisions of this Section.

7-1.09 **RETENTION ON PROGRESS PAYMENTS.** From each progress payment estimate, five percent (5%) will be deducted and held in retention by the City. The remainder, less any deductions described in Section 7-1.07, "Progress Payments," of these General Conditions, will be paid to the Contractor as progress payments.

Pursuant to Public Contract Code Section 22300, the successful Bidder may submit Securities in lieu of retention payments by the City. Upon the Contractor's request, the City will make payment of funds withheld from progress payments, pursuant to the requirements of California Public Contract Code Section 22300, if the Contractor deposits in escrow with the City or with a bank acceptable to the City, securities eligible for investment under California Government Code Section 16430, bank or savings and loan certificates of deposit, interest bearing demand deposit accounts, standby letters of credit, or any other security mutually agreed to by the Contractor and the City, upon the following conditions:

1. The Contractor shall bear the expenses of the City and the escrow agent in connection with the escrow deposit made.

2. Securities or certificates of deposit to be placed in escrow shall be of a value at least equivalent to the amounts of retention to be paid to the Contractor pursuant to this section.

3. Contractor shall enter into an escrow agreement satisfactory to the City, which agreement shall be substantially similar to the form provided in California Public Contract Code section 22300.

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4. The Contractor shall obtain the written consent of the surety to such agreement.

7-1.10 **FINAL PAYMENT.** Final payment will be made only after Contractor has achieved Final Completion of the Work pursuant to the provisions of Section 7-1.01, "Acceptance," of these General Conditions. Before final payment can be made, the Contractor shall have furnished the City with the following:

1. All Record Documents, catalogues, instruction sheets and information as required by the Contract Documents.

2. Conditional Waivers and Releases Upon Final Payment executed by Contractor and all Subcontractors and Suppliers, as provided by Civil Code Section 8136. Unconditional Waivers and Releases Upon Final Payment, as provided in Civil Code Section 8138, executed by Contractor and all Subcontractors and Suppliers, must be provided for all Subcontractors and Suppliers that have been paid in full.

Within thirty (30) Days of the date of the City's Acceptance of the Work, the Contractor shall prepare and submit a Final Invoice, showing the proposed total amount due the Contractor, segregated by Bid item quantities, Change Order Work, and other basis for payments; deductions made or to be made for prior payment; and amounts previously retained. Prior invoices and payments shall be subject to correction in the proposed Invoice for Final Payment. Payments to the Contractor will be made only for actual quantities of the Contract items of work constructed in accordance with the Contract Documents.

The City will review the Contractor's proposed Final Invoice and necessary changes or corrections will be forwarded to the Contractor. Within ten (10) Days thereafter, the Contractor

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shall submit a revised proposed Final Invoice incorporating changes or corrections made by the City together with any new claims resulting therefrom. Upon approval by the City, the corrected proposed Final Invoice will become the approval Final Invoice.

If agreements are reached on all questions regarding the Final Invoice, the City will pay the entire sum found due on the approved application. However, the City will withhold sums sufficient to pay all unsettled claims for which stop payment notices have been filed pursuant to Section 9350, et seq. of the California Civil Code, together with the reasonable cost of any litigation thereunder.

Final payment will be made within thirty (30) Days after receipt of an approved Final Invoice and other required Submittals referenced above or within sixty (60) Days after Acceptance of the work by the City, whichever is later, provided, however, that if an approved Final Invoice has not been submitted within sixty (60) Days after Acceptance of the Work by the City, the City may elect to make payment of sums not in dispute without prejudice to the right of either the City or the Contractor in connection with such disputed sums. Notwithstanding the foregoing, if a Notice of Completion is recorded, final payment shall not be made prior to the expiration of the thirty-five (35) calendar day lien period. The start of this lien period is the date the Placer County Recorder's Office records the Notice of Completion.

The City may withhold from the Final Payment an amount not to exceed one hundred fifty percent (150%) of any amount in dispute between the City and the Contractor.

The making of Final Payment shall not operate to release the Contractor or its sureties from obligations arising under the Contract, the Contract bonds and warranties as herein provided. Specifically, the making of final payment shall not constitute a waiver and release of claims by the City arising from:

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1. Unsettled or future liens;

2. Failure of the Work to comply with the requirements of the Contract Documents;

3. The terms of any warranties required by or contained in the Contract Documents;

4. The right to any insurance proceeds or the right to make any insurance or bond claims;

5. Any claims with respect to Contractor's obligations of indemnity with respect to claims asserted by third parties; or

6. Any latent deficiencies with the Work or Contractor's fraud.

7-1.11 **CLERICAL ERRORS.** Notwithstanding the provisions of Section 7-1.10, "Final Payment," of these General Conditions, for a period of three (3) years after Acceptance of the Work, all estimates and payments made pursuant to said Section 7-1.10, are subject to correction for clerical errors in the calculations involved in the determination of quantities and payments. The Contractor and the City agree to pay to the other any sum due under the provisions of this Section 7-1.11, provided, however, if the total sum to be paid is less than $100, no such payment shall be made.

7-1.12 **WARRANTY.** Notwithstanding inspections and Acceptance by the City of Work furnished under the Contract Documents, the Contractor hereby unconditionally guarantees that all materials and equipment furnished will be of good quality and new, that the Work will be free from defects in workmanship and materials and that the Work will conform to the requirements of the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective.

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This warranty by the Contractor is in addition to any warranties or guarantees required elsewhere in the Contract Documents. This warranty shall be in effect notwithstanding any disclaimers, or limiting or conditional terms contained in such separate warranties furnished by manufacturers or suppliers.

The Contractor hereby agrees to repair or replace any and all Work, together with any other adjacent Work which may be displaced in so doing, that may prove to be not in accordance with the requirements of the Contract or that may be defective in its workmanship or material during the greater of a period of one (1) year after Acceptance of the Work by the City or the period specified in the Special Conditions, without any expense whatsoever to the City, ordinary wear and tear and unusual abuse or neglect excepted.

The Contractor further agrees, that within ten (10) Days after being notified in writing by the Department of any Work not in accordance with the requirements of the Contract Documents or of any defects in the Work, the Contractor will commence and prosecute with due diligence all Work necessary to fulfill the terms of this warranty, and to complete such Work within a reasonable period of time. In the event Contractor fails to comply, it does hereby authorize the Department to proceed to have such Work done at the Contractor's expense and the Contractor will honor and pay the cost and charges therefore upon demand. The Department shall be entitled to all costs and expenses, including reasonable attorneys' fees, necessarily incurred upon the Contractor's refusal to honor and pay the above costs and charges.

All warranties set forth in the Contract Documents shall be deemed cumulative and not alternative or exclusive. Nothing contained in this section shall be construed to establish a period of limitation with respect to any other obligation, which Contractor has under the Contract Documents or under any separate warranty or guaranty required thereby. The establishment of a

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specific warranty period relates only to the specific obligation of Contractor to correct defective Work, and it has no relationship to the time within which its obligation to comply with the Contract Documents or applicable provision of law may be sought to be enforced, nor to the time within which proceedings may be commenced to establish Contractor's liability with respect to its obligations other than specifically to correct the Work. Without limiting the foregoing, it is understood and agreed that Contractor shall remain responsible for latent defects with its work, regardless of the expiration of any warranty period set forth in the Contract Documents.

7-1.13 **WARRANTY OF TITLE.** No material, supplies, or equipment for the Work under this Contract shall be purchased subject to any chattel mortgage, security agreement, or under a conditional sale or other agreement by which an interest therein or any part thereof is retained by the seller or supplier. The Contractor warrants good title to all material, supplies, and equipment Installed or incorporated in the Work and agrees upon completion of all Work to deliver the Premises, together with all improvements and appurtenances constructed or placed thereon by it, to the City free from any claim, liens, security interest, or charges, and further agrees that neither the Contractor nor any person, firm, or corporation furnishing any materials or labor for any Work covered by this Contract shall have any right to a lien upon the Premises or any improvement or appurtenances thereon. Provided, that this shall not preclude the Contractor from Installing metering devices and other equipment of utility companies, the title of which is commonly retained by the utility company. In the event of the Installation of any such metering device or equipment, the Contractor shall advise the City as to the legal owner thereof. Nothing contained in this paragraph, however, shall defeat or impair the right of such persons furnishing materials or labor under any bond given by the Contractor for their protection or any rights under any law permitting such persons to look to funds due the Contractor in the hands of the City.

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The provisions of this paragraph shall be inserted in all subcontracts and material Contracts, and notice of its provisions shall be given to all persons furnishing materials for the Work when no formal Contract is entered into for such materials.

[END OF GENERAL CONDITIONS]

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SUPPLEMENTAL CONDITIONS

Project: The Courts at Gibson Park Frontage Improvement Project - Re-Bid

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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
✓	PARKS CONSTRUCTION STANDARDS 316 Vernon Street, Suite 400, Roseville, CA 95678
✓	DESIGN AND CONSTRUCTION STANDARDS 311 Vernon Street, Roseville, CA 95678
	OTHER

Above documents are available at: www.roseville.ca.us.

2. Numbering in these Supplemental Conditions conforms to that in the General Conditions. The existence of a section in these Supplemental Conditions means that the corresponding section in the General Conditions is modified in some respect. Unless otherwise specified, the modified General Condition is deleted entirely and the provisions of these Supplemental Conditions are substituted.

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SECTION 1. DEFINITIONS AND TERMS

1-1.24 **DEPARTMENT.** Section 1-1.24 of the General Conditions is amended to include the following:

The Department for Contract Administration is the Parks, Recreation & Libraries Department of the City of Roseville.

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SECTION 2. CONTROL AND SCOPE OF THE WORK

2-1.08 **SUBMITTALS.** Section 2-1.08 of the General Conditions is amended to include the following:

The time allowed for review of each submittal is 10 Days after receipt of the submittal by the Director.

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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 100 business days of the Notice to Proceed.

If landscaping plants require an establishment period, that period will be 60 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 $1000 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: The Courts at Gibson Park Frontage Improvement Project

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APPENDICES

A:	City of Roseville Construction Standards Section 71	35 pages
B:	Irrigation Schedule	1 pages
C:	Existing Soils Fertility Report 2022	3 pages
D:	Geo-Tech Report 2021	60 pages
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F:	EV Charger Locations Along Parking Lot	1 pages
G:	The Courts at Gibson Park Irrigation Plans (As Builts)	2 pages

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SECTION 00 31 46
PERMITS

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

C. The intent of this Section is to furnish bidders with the known list of required permits for the Work under the Contract Documents. Bidders should note that the list is not necessarily complete and that additional requirements may exist or arise.

1.02 Permits

A. The Contractor shall obtain **copies** of the following permits from the Project Manager. Copies of these shall be obtained prior to start of work and shall be kept on the jobsite.

1. A formal SWPPP is not required for this project, however it is the contractor's responsibility to ensure compliance with the construction general permit to not impact the storm system, including implementation and maintenance of BMP's as needed. The contractor shall keep the construction area, neighboring streets, sidewalks, and landscape areas in a clean and orderly fashion at all times.

2. City of Roseville Department of Development Services, Engineering Permit for all items associated with this project, including, but not limited to, Case "C" Ramps.

3. City of Roseville Department of Development Services, Encroachment Permit for all Work related to this project.

B. Contractor shall comply with the conditions of these permits, and will be solely responsible for all costs associated with meeting permit conditions unless specifically specified otherwise in these Contract Documents.

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C. A copy of the permit is included in the Appendix of the Project Manual. A trench/excavation permit must be on file with the City. Submit a copy of the notification letter to CAL OSHA, which outlines the project, and contracted scope of work.

PART 2 - PRODUCTS

Intentionally left blank.

PART 3 - EXECUTION

Intentionally left blank.

END OF SECTION

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SECTION 01 10 00
SUMMARY OF WORK

PART 1 - GENERAL

1.01 General

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.

1.02 Project Description

A. Project Name and address:

The Courts at Gibson Park Frontage Improvement Project
201 Gibson Drive, Roseville CA, 95678

B. Project description/scope of work:

The scope of this project includes … 1.75-acre landscape frontage improvements

C. The Contractor, prior to submission of his bid, shall visit the site and become familiar with the physical site conditions, the plans and specifications. All existing site conditions, apparent in a detailed, on-site inspection, shall be a part of the project. Submission of a bid shall represent the Contractor's acknowledgment of the existing site conditions and its effect on the implementation of the contract documents.

1.03 Engineering

A. Field Engineering, as a part of this contract, shall include:

1. Layout of the work and establishment of lines and grades.
2. Said work to be performed by a California Registered Civil Engineer or a California licensed Land Surveyor.
3. When discrepancies between the drawings and actual site conditions are discovered, notify the Inspector for instruction on how to proceed.
4. All work shall:
   a) Establish indicated layout in relation to the property survey and existing reference points.
   b) Establish and preserve permanent reference points during the course of construction.
   c) Set locations and elevations of all site elements as required for proper completion of the work.

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1.04 Permits, Fees and Notices

A. The Contractor and/or his assigned Subcontractors shall obtain any and all required permits (beyond those provided in the Appendix) from all governing authorities, including other City Departments, prior to start of construction.

1.05 Construction Plans

A. Any discrepancies or omissions found in the Contract Documents shall be reported to the City's project manager immediately. The City's project manager will clarify discrepancies or omissions, in writing, within a reasonable time.

B. In resolving inconsistencies among two or more sections of the Contract Documents, precedence shall be given in the following order:

1. Notice to Contractors
2. Special Provisions
3. City of Roseville Parks Construction Standards
4. City of Roseville Design and Construction Standards
5. Drawings

Addenda shall take precedence over all sections referenced therein. Figure dimensions on Drawings shall take precedence over scale dimensions. Detailed Drawings shall take precedence over general Drawings.

1.06 Definitions

A. The term "accepted" where used within, shall mean accepted in writing by the City of Roseville's Project Manager.

B. The term "Inspector", where noted, shall mean the project representative, appointed by the City of Roseville, who will oversee the project on a day-to-day basis.

C. The term "Project Manager", where noted, shall mean the project representative appointed by the Parks Department.

D. The term "Consultant", where noted, shall mean the prime Consultant listed on the cover sheet of these Specifications.

E. The term "accepted equal", where used herein, shall mean the equal in the opinion of the Project Manager, in consultation with the Consultant, when necessary, and as accepted in writing by the Project Manager.

F. The term "Project Owner", where used herein, shall mean the landowner or developer.

G. The term "provide", where used herein, shall mean furnish and install complete.

H. The term "as selected", where used herein, shall mean as selected by the Consultant and as accepted by the Project Manager.

I. The term "substantially complete", where used herein, shall mean the state of which the project can be used in the manner of which it is intended with the exception of minor items as determined by the Project Manager.

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J. See Section 1 of the General Conditions for additional definitions and terms.

1.07 Standards

A. Numerous standards are referenced in these contract documents. The referenced standards shall be the current edition as of the date of these contract documents. Also, see Section 4 - 1.02 of the General Conditions.

B. The codes adopted by the City, County, State and federal agencies shall govern minimum requirements for this project. Where codes conflict with these Specifications, the more stringent shall apply, and such conflicts shall be brought to the attention of the Project Manager. Caltrans Standards shall be applied where specifically referenced. In the absence of specific reference requirements in the contract documents, the applicable codes shall govern.

C. In addition to the standards noted in individual sections of these Specifications, standards of the following organizations shall be noted by initials only.
   1. ANSI: American National Standards Institute.
   2. ASTM: American Society for Testing and Materials.

1.08 Submittals

A. All submittals shall be submitted at one time within ten (10) working days from issuance of Notice to Proceed. The review time for submittals shall be as noted in Section 2 - 1.04 of the Special Conditions. Items returned for re- submittal shall be returned to the City within two weeks

B. The Contractor shall include a cover sheet indicating the following (A sample is provided in Section 5: Forms):
   1. Drawing sheet or specification section reference (by section, paragraph and sub-paragraph numbers);
   2. Item description;
   3. Indication whether this item is “as specified” or “proposed substitution” and
   4. A space for itemized response summary, e.g. “reviewed” or “resubmit”.

C. Contractor shall provide submittals electronically in PDF file format and physical product samples as required in specifications. It shall be the Contractor’s responsibility to ensure that the summary sheet is included in the submittal package. Incomplete submittal packages (i.e., the lack of a summary sheet or lack an appropriate product sample) will not be reviewed.

D. Proposed substitution requests must include a comparison between the originally specified item and the proposed substitute. The burden of proof of compliance for proposed substitutions with project requirements rests with the Contractor. Coordination of the installation of accepted substitutions, including incidental changes/modifications to accommodate proposed products shall be at no additional cost to the Owner.

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E. Where required in specified Section of these Specifications, submittals shall include proof of order of site furnishings, play equipment or other materials within two weeks (ten working days) of receipt of the returned, approved submittal. Submittals of orders shall be made at one time. Exceptions will be considered, with justification.

1.09 Tests

A. In addition to Section 4 - 1.03 of the General Conditions, testing and inspections may be performed by a private testing laboratory. The testing laboratory, provided by the City, shall be under the direction of a California registered civil engineer. All work shall conform to requirements set forth by ASTM B329, and shall be acceptable to the City.

B. Copies of the laboratory reports/results of each test or inspection shall be provided to the Project Manager, Inspector and Contractor.

1.10 Temporary Facilities

A. Sanitary provisions shall be the responsibility of the Contractor. Existing restroom facilities shall be not utilized by the Contractor, his Sub-contractors, or employees thereof, unless specifically accepted by the Project Manager. Provide chemical toilets or water closets and urinals connected to the sewer in a location accepted by the Project Manager.

B. Barricades shall be the responsibility of the Contractor and shall be erected as necessary to protect the property, the construction and the public from hazards due to construction.

C. Signs, other than those identified in these Specifications, shall be prohibited. Notices, required by law, shall be posted and maintained.

1.11 Utilities

A. All utility fees, including, but not limited to, connection fees, installation fees, meters, monthly service fees and cost of utilities used during the course of construction and establishment are considered a direct cost and are the responsibility of the Contractor until project acceptance by City Council.

1.12 Dust/Noise Control Requirements

A. Dust and other air pollution nuisances on or adjacent to the site shall be abated, per Section 2 - 1.07 of the General Conditions. Dirt shall not be allowed to accumulate on streets or sidewalks nor be washed into sewer.

B. Noise from construction operations shall be kept to a minimum. Allowable hours of operations shall be from 7 a.m. to 7 p.m. Monday through Friday. Work on weekends and holidays must be approved by the project manager. Work on

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weekends and holidays shall not begin before 8 a.m. and must be completed by 8 p.m.

1.13 Tree Replacement Schedule

A. Trees damaged or removed without prior approval shall be replaced at an inch per inch basis on-site, except otherwise accepted. New stock shall follow the table provided:

Plant Size	Inch Value
3 Five Gallon Stock	One Inch
1 Fifteen Gallon Stock	One Inch
1 24” Box Stock	Two Inches
1 36” Box Stock	Three Inches

1.14 Inspection of Construction

A. In addition to the routine inspections performed by the Parks Inspector, portions of work may be inspected by the other city departments. Notify the Parks Inspector and Project Manager a minimum of 48 hours prior to date of inspection.

B. The Parks Inspector shall be the main line of communication between the site superintendent, the project manager and other City department inspectors. Changes in scope of work or standards shall be approved by the project manager.

C. Refer to the parks inspection record. This shall be issued at the Pre-Construction meeting and shall be utilized by the Contractor throughout the course of construction. A completed “hard card” shall be submitted to the Project Manager along with required turn in items (See 1.19 this Section) upon final acceptance of the project. The Notice of Completion shall not be filed until all record documents have been received and accepted.

1.15 Adverse Impacts to Site Conditions Due to Construction

A. Impacts that affect the site conditions to the detriment of the park or streetscape Impacts that affect the site conditions to the detriment of the park or streetscape construction or long term viability of the site shall be mitigated by the contractor prior to acceptance of the project. Such impacts shall include, but are not limited to:

1. Soil compaction in non-structural areas;
2. Diesel or gas fuel leaks/spillage;
3. Buried concrete or other construction debris;
4. Hazardous material contamination;
5. Lime treatment in planting areas;
6. and more.

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1.16 Pre-final (Punch List) Review

A. Notify, in writing, to the Parks Construction Inspector, that the work is substantially complete. Substantially complete is defined as “the state of work where it may be used in a suitable and intended manner with exception of minor corrections”. Partial acceptances will not be granted. Items to be reviewed as a part of substantial completion include:
   1. All construction items
   2. Installation of all site furnishings, including lights and signs
   3. Seeding or sodding of all turf areas
   4. All planting, including weeding of planted areas
   5. The irrigation system is fully functioning as designed and as confirmed by the landscape irrigation audit.

B. Within five workings days of receipt of notification, the Parks Construction Inspector will confirm substantial completion. The Parks Construction Inspector will schedule the punch list walk (pre-final review) within five working days after the project has been determined as substantially complete. A formal punch list will be developed at the punch list walk. The Parks Construction Inspector will provide a copy of the formal punch list to the Contractor within five working days of punch list walk. Performance of the punch list walk does not automatically trigger the start of establishment.
   1. If at any point during this review that it becomes apparent that the Contractor has not properly prepared for the site review, the inspection shall immediately be terminated and re-scheduled at such a time as the site has been readied for a review. Any costs for the re-scheduling of the review shall be the responsibility of the Contractor. Lack of site preparation could delay start of the establishment period.

C. Concurrent to the pre-final review, the City will make a formal request for all required turn-in items to be submitted to the City. All turn-in items shall be submitted to the City (single point of contact), at one time and only by appointment. Do not drop off the turn-in items at the front counter and without an appointment.

D. Once all turn-in items have been confirmed to be complete and accurate, the establishment period may be considered to begin. The City shall have sole discretion in determining the appropriateness of the commencement of the establishment period and shall notify the developer/contractor in writing of the start and end dates. Portions of the project will not be accepted for establishment prior to the substantial completion of the entire project.

1.17 Establishment Period

A. The duration of the establishment period shall be:

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1. For seeded turf in parks: Ninety (90) calendar days, minimum, and until the Notice of Completion (NOC) for City-built parks has been approved by the City Council, or the deed transferring property ownership, has been recorded at the County for Developer-built parks.
2. For sodded turf in parks: Forty-five (45) calendar days commencing between March 1st and October 31st and sixty (60) calendar days commencing between November 1st and February 28th, and until the Notice of Completion (NOC) for City-built parks has been approved by the City Council, or the deed transferring property ownership, has been recorded at the County for Developer-built parks.
3. For streetscapes: Thirty (30) calendar days, minimum, and until final acceptance of all related street improvements subject to approval of a Notice of Completion by the City Council. The inclusion of large box trees (36" box and greater) may require an extended establishment period of ninety (90) calendar days, as noted on plans.

B. Active maintenance is required throughout the entire establishment period. Active maintenance is defined as:
1. All areas within the project site shall be protected against damage including vandalism, erosion, trespass, rodents and other acts. Immediately repair all damaged areas.
2. All walkways and paved areas shall be kept clean and all debris within planting and turf areas shall be immediately removed.
3. Automatic irrigation controller shall be fully utilized and irrigation system monitored and adjusted as described in Section 32 84 00 4.03.
4. All plant and turf maintenance as described in Section 32 90 00 3.11

C. Prior to the start of the final thirty (30) days of establishment:
1. All punch list items shall be completed.
2. All certifications and testing shall be completed.
3. All plantings and turf shall be thriving and in a healthy condition.
4. The lack of active maintenance prior to the final thirty (30) days may constitute a delay in the start of the final thirty (30) days of the establishment period.

1.18 Final Review

A. One (1) week prior to the end of the establishment period, a final on-site review shall be conducted to review project readiness for final turn-over. All punch list items must be satisfactorily addressed prior to the final review.

B. The project shall be prepared and cleaned per Section 2 - 1.12 of the General Conditions; the turf shall be mowed; and the irrigation heads shall be adjusted appropriately one day prior to the scheduled final review.

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C. Acceptance of the project shall be considered “field accepted” and a recommendation will be forwarded to the City Council for “final acceptance” per Section 7 - 1.01 of the General Conditions.
D. An unaccepted project shall extend the establishment period until such time as the unaccepted portions of the project have been reviewed and field accepted by the Inspector and Project Manager.
E. Turn over for City maintenance shall occur only after:
   1. The specified duration of the establishment period has been successfully completed.
   2. If required, the deed transferring property ownership, has been recorded at the County.
   3. A Notice of Completion (NOC) for city-built parks and for streetscapes has been approved by the City Council.
F. Contractor shall provide a written guarantee covering all improvements associated with this project. See 1.19 – Warranties and Guarantees.

1.19 Record Documents

A. Record documents or as-built plans shall be maintained on-site and updated routinely as specified in Section 2 - 1.13 of the General Conditions. Record documents shall include **all items under the contracted scope of work**.
B. Record documents shall be submitted:
   1. one full size set of final as-built drawings (verified/initialed by the Parks Inspector during the establishment period)
   2. one set of 11 x 17 reductions of the complete as-built package; and
   3. two sets 11 x 17 laminated reductions of the irrigation plan illustrating with colors the individual controller stations; and
   4. one USB storage device containing PDF scanned images (in color) of the verified/initialed as-built drawings.
   5. For City of Roseville CIP projects, SWPPP binder.

1.20 Warranties and Guarantees

A. Warranties are required under various Sections of these Specifications. Prior to final acceptance, the Contractor shall assemble all warranties into a single, bound or stapled package. All warranties shall be clearly labeled and the number of years highlighted. Also, see Sections 7 - 1.10 and 7 - 1.11 of the General Conditions.
   1. Warranties for equipment shall be submitted in the manufacturer’s standard form and shall be countersigned by the subcontractor or supplier and the Contractor.

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2. All other warranties shall be provided in the following format, written on subcontractor's or supplier's letterhead, signed by the subcontractor or supplier and countersigned by the Contractor:

WARRANTY FOR _____ YEARS

"We hereby warrant that the *product* which we have installed at *project name* has been done in accordance with the contract documents, and that the work, as installed will fulfill the warranty requirements included in the Specifications.

We agree to repair or replace any or all of our work, together with any other adjacent work which may be displaced by so doing, that may prove to be defective in its workmanship or material within the warranty period stated above commencing from the date of final acceptance of the above named project by the City of Roseville's City Council, without additional expense to the City, ordinary wear and tear and unusual abuse or neglect excepted.

In the event of failure to comply with the above conditions within thirty (30) days of notification by the City, we collectively or separately do hereby authorize the City to proceed with the repairs or replacement of such defects at our expense. Payment of said costs and charges will be forwarded to the City upon demand.

Signed: _____ _____
Subcontractor or Supplier Date

Countersigned: _____ _____
Contractor Date

B. Guarantees shall be a minimum of one (1) year for all plant material, including trees and shrubs. The guarantee shall state that plant materials (trees & shrubs) to be free of all defects or disease and all plants are in a healthy and thriving condition at the completion of the contract. Deciduous plant material shall be warranted beyond the time of contract completion until such time as growth becomes evident.

PART 2 - PRODUCTS

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PART 3 - EXECUTION

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END OF SECTION

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SECTION 01 57 23
STORM WATER POLLUTION CONTROL

PART 1 - GENERAL

1.01 General

A. A formal SWPPP is not required for this project, however it is the contractor's responsibility to ensure compliance with the construction general permit to not impact the storm system, including the implementation and maintenance of BMP's as needed. The contractor shall keep the construction area, neighboring streets, sidewalks, and landscape areas in a clean and orderly fashion at all times.
B. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
C. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.

1.02 References

A. State Water Resources Control Board Order No. 2009-0009-DWQ National Pollutant Discharge Elimination System General Permit No. CAS0000002, for Storm Water Discharges Associated with Construction and Land Disturbance Activities.
B. CASQA California Stormwater BMP Handbook – Construction, November 2009

1.03 Definitions

A. NOI: Notice of Intent
B. NOT: Notice of Termination
C. QSP: Qualified SWPPP Practitioner
D. QSD: Qualified SWPPP Developer
E. SWPPP: Storm Water Pollution Prevention Plan
F. SWRCB: State Water Resources Control Board
G. NPDES: National Pollutant Discharge Elimination System General
H. WDID: Waste Discharger Identification number
I. BMP: Best Management Practices

PART 2 - PRODUCTS

Intentionally left blank.

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PART 3 - EXECUTION

3.01 SWPPP

A. A formal SWPPP is not required for this project, however it is the contractor's responsibility to ensure compliance with the construction general permit to not impact the storm system, including the implementation and maintenance of BMP's as needed. The contractor shall keep the construction area, neighboring streets, sidewalks, and landscape areas in a clean and orderly fashion at all times.

3.02 Schedule

A. Contractor shall develop a Water Pollution Control Schedule that describes the timing of grading or other work activities that could affect water pollution. The schedule shall be updated by the Contractor to reflect changes in the Contractor's operations that would affect the necessary implementation of water pollution control practices. The typical sequence of work shall be adjusted by the Contractor based on weather conditions and forecasted rain events. The schedule is considered an appropriate and applicable BMP.

3.03 Penalties and fines

A. Contractor is responsible for all penalties and fines assessed to or levied on the project related to the implementation of the SWPPP.

B. In an effort to maintain compliance with the General Permit, the Contractor may be asked to make changes to the BMPs. If the Contractor is unable to perform these services in a timely manner the City reserves the right to address any areas of concern and deduct the cost from the contract.

3.04 BMP's

A. Construction BMP's shall be installed per the Erosion / Sediment Control Plan and project SWPPP, and in accordance with the CASQA California Stormwater BMP Handbook. Use of alternative BMP's will be reviewed and accepted at the discretion of the City's QSD.

3.05 Cleaning

A. Thoroughly clean all areas where work has occurred. Remove from the site excess material, debris and rubbish.

B. Take all precautions to protect completed work. Immediately repair or replace all damaged areas due to tire ruts, erosion, compaction failure, etc. Keep all erosion control measures intact.

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3.06 Cleaning

A. Thoroughly clean all areas where work has occurred. Remove from the site excess material, debris and rubbish.

B. Take all precautions to protect completed work. Immediately repair or replace all damaged areas due to tire ruts, erosion, compaction failure, etc. Keep all erosion control measures intact.

END OF SECTION

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SECTION 03 30 00
SITE CONCRETE

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

C. The standards set forth in the City of Roseville Design and Construction Standards and the City of Roseville Parks Construction Standards, latest editions, shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of all concrete work, flatwork and poured-in-place as shown in the Plans and as specified herein.

1.03 References

A. Caltrans Standard Specifications, latest edition.

B. California Building Code (CBC) and California Administrative Code (Title 24), latest editions.

1.04 Quality Assurance

A. For all flatwork, the Contractor shall pour a six-foot by six-foot (6' x 6') sample of each type of finish specified for review and acceptance by the Project Manager prior to pouring any concrete. The accepted samples shall remain on-site and intact until all concrete work has been completed. The quality of the concrete work shall be measured by the accepted samples.

B. During the course of construction, a qualified testing laboratory shall obtain samples as determined by the Inspector and conforming to federal and state codes and standards. Such costs shall be paid for by the City. Re-tests and removal of below acceptable strength concrete shall be borne by the Contractor. The Contractor shall cooperate with the testing during the course of obtaining such samples.

C. Variances in surface grades of more than 1/8", as measured by a straight edge ten feet (10') long, shall be corrected to the satisfaction of the Inspector. Remove all areas where standing water occurs, including any surface irregularities.

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1.05 Handling and Storage

A. Comply with ATSM C-94, “Specifications for Ready Mix Concrete” for the batch, mix and transport of concrete.
B. Mix and deliver only the amount that will be poured immediately.

1.06 Record Drawings

A. The Contractor shall keep an accurate record of the as-built conditions of the site concrete. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the “as-builts” to ensure compliance of the above.

PART 2 - PRODUCTS

2.01 Concrete

A. Concrete for play area curbs, sidewalks, and accessible ramps shall conform to the provisions of Section 90-2 “Minor Concrete” of the Caltrans Standard Specifications. Cementitious material shall be „Type II Modified” and shall contain no less than 505 pounds of cementitious material per cubic yard. Aggregate shall be not greater than one-inch or smaller than 3/8-inch. Submit concrete analysis for review and acceptance prior to placement of concrete.

2.02 Fiberglass Reinforcement

A. Fibers for concrete shall be Fibermesh 150, as manufactured by Sika USA; or accepted equal. Fibers shall contain 100 percent virgin polypropylene multifilament fibers, e3 patented technology, containing no reprocessed olefin materials. The fibers shall conform to ASTM C1116 Type III and manufactured specifically for the secondary reinforcement of concrete.

2.03 Expansion Joint Material

A. Fiber expansion joint shall conform to ASTM-1751 and shall be a non-extruding resilient filler. Filler shall have preserve attributes and high quality bituminous materials.
B. Apply Sikaflex elastomeric sealant, or accepted equal, over all expansion joints.

2.04 Concrete Forms

A. All forms shall be new at the start of the project and shall be construction grade Douglas Fir. Minimum size lumber shall be 2 x 6.
B. Radius bends shall be formed by spring steel forms or laminated boards, as required.
C. Plywood shall be 5/8”, Class I, exterior grade as outlined in APA “Guide to Plywood Grades”. Omit mill oiling treatment.

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PART 3 - EXECUTION

3.01 Poured-In-Place Concrete Forms

A. Concrete for hardscape or flatwork shall be placed on subgrade compacted to 95% relative compaction. Prior to placement of concrete, a soils compaction test must be performed by an accepted soils testing professional on a representative number of locations along the flatwork area. The City or project owner shall provide the initial test. The results of these tests must be available and meet acceptable levels prior to pouring. Re-tests and re-work of any area, as directed by the soils professional, shall be the responsibility of the Contractor.

B. Construct forms to conform to the shapes, dimensions and details shown on the Plans. All forms shall be true to lines, plumb, level and square.

C. Forms shall not leak, spread, shift or settle when concrete is placed.

D. All forms shall carry dead and live loads and shall not deflect more than 1/8" between supports after placement of concrete.

E. All forms shall be thoroughly soaked a minimum of twelve (12) hours prior to pouring of concrete. Forms shall be treated per manufacturer's recommendations.

F. Reuse of forms may be allowed at the discretion of the Inspector. Reused forms shall be cleaned and free of defects that would affect the final concrete finish.

G. Concrete footings shall be formed only when excavations slump or cave in. Over-excavate the trench or footing diameter to accommodate the forms' installation and removal. Apply water to moisten soil. Do not allow water to create mud or ponding.

3.02 Fiberglass Reinforcement

A. Install per manufacturer's instructions. Apply at the batch plant prior to delivery. Thoroughly mix fiber material to avoid "clumping".

3.03 Expansion Joints

A. Expansion joints shall be placed where vertical elements meet horizontal paving unless otherwise noted on the Plans. This shall include vertical expansion joints on play area curb walls, buildings, shade structures, walls and/or planters. The corners of the paving shall be tooled at the expansion joints. Trim exposed fibers which protrude above or beyond the finish surface of paving or the finish surface of the wall.

3.04 Control Joints for Concrete Sidewalks

A. Control joints shall be per detail PK-32 with deep, straight and finished with rounded edges. Control joints shall be placed (on-center) a distance equal to the width of the concrete walkway, unless otherwise shown on the Plans. For

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example a ten-foot wide walkway shall have control joint placed ten feet on center. Control joints shall not dead-end into an adjacent panel, and shall not create acute angles that are prone to break off.

3.05 Placement of Concrete

A. Do not pour concrete in weather below 40 degrees F. or when temperatures are predicted to fall below freezing within 24 hours, except with prior authorization.
B. Concrete shall be transit mixed according to ASTM C-94. Limit the quantity of water to the required strength. Concrete shall be of a consistency that it flows slowly into the forms.
C. Mixing of concrete shall be continuous commencing from the time water is added to the mix until such time that the concrete is poured. All concrete shall be placed within an hour of the time when water is first added.
D. Concrete shall be deposited up to the finished height of the forms and up to the adjacent joint. No partial pours will be allowed. Excess material shall be dumped on-site and later removed by the Contractor.
E. Thoroughly compact the concrete manually spading and tamping concrete into all corners of the forms and by utilizing a high-speed mechanical vibrator. Retain a standby vibrator on-site during the course of concrete work. When utilizing the vibrator, take precautions to avoid impact on the forms.
F. After obtaining uniform compaction, screen tamper all flatwork surfaces, screed and bull float to ensure that large aggregates are pushed below the surface. When it is practical to work on the surface, wood float, steel trowel paving to a uniform surface.
G. Concrete elements shall not exceed the following tolerances:
    1. Linear: 1/8”
    2. Slab deviation: 1/8” in 10"

3.06 Finishes

A. Finishes shall be as shown on the Plans and shall be consistent in quality throughout the project. Medium broom finished concrete shall have clean, deep control joints spaced appropriately. No visible cracks or discoloration will be accepted. Finishes on vertical surfaces shall be consistent throughout. Vertical expansion joints are spaced as identified on the plans and are smooth with the finish surfaces. All edges for flatwork and vertical surfaces shall be eased at a consistent radius.
B. Upon completion of float finishing, provide the final finish as follows:
    1. Medium Broom Finish: shall be accomplished by pulling a stiff bristle broom across a floated surface. The direction of the broom shall be perpendicular to the path of travel, unless otherwise shown on the Plans.

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3.07 Removal of Forms

A. Forms shall remain in place as follows:
   1. For mass concrete work: 5 days.
   2. For other flatwork and other concrete work: 3 days.
B. Remove all bolts, nails, ties, wires, etc. a minimum of one inch (1”) below the surface of the concrete. Remove imprints, irregularities or other such defects and patch as directed by the Inspector.

3.08 Curing and Protection

A. Allow adequate time for the concrete to cure. In temperatures above 75 degrees F., ensure that the concrete surface remains wet for a period of seven (7) days minimum.
B. Protect all concrete from damage during the curing period. This shall include damage from sun, rain, flowing water, frost, mechanical injury, tire tracks, footprints, oil stains, etc. Should such damage occur, Contractor shall take immediate action to repair damage to the satisfaction of the City.

3.09 Clean-Up

A. During the course of this work, the area shall be kept clear and free of debris as realistically possible. Upon completion of concrete work, completely remove from the site all used forms, hardware, spillage, rejected work and other materials.
B. Remove from site furnishing posts all concrete “slobber”. Re-touch posts as necessary for a clean finish.

END OF SECTION

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SECTION 03 72 00
CASE “C” PEDESTRIAN CURB RAMPS AND RELATED WORK

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
C. The standards set forth in the City of Roseville Design and Construction Standards and the City of Roseville Parks Construction Standards, latest editions, shall be in addition to the standards provided herein.

1.02 Scope of Work

A. Furnish all labor, materials and equipment for the complete installation of all Case “C” Pedestrian Curb Ramps at curb Return as shown in the Plans and as specified herein.

1.03 References

A. Refer to Appendix “A” for City of Roseville’s Construction Standards, Section 71- Streets, for all work related to furnishings, installment, and approval of Pedestrian curb ramps.
B. Contractor to refer to Case “C” Pedestrian curb ramp at curb return detail and related details shown on the Plans for specified sections of City of Roseville’s Construction standards

END OF SECTION

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SECTION 26 00 00
SITE ELECTRICAL

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.

C. The standards set forth in the City of Roseville Design and Construction Standards, latest edition and requirements outlined by the City of Roseville Electric Department shall be in addition to the standards provided herein.

D. The standards set forth in the latest edition of the California Electrical Code (CEC), incorporating the latest edition of the NEC with City of Roseville amendments shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of site electrical as shown in the Plans and as specified herein.

B. Submittals shall be required for requested substitutions or plan deviations ONLY. The Contractor shall install all specified electrical fixtures, poles and equipment, unless otherwise accepted and determined as an equivalent.

1.03 References

A. Conform to requirements outlined in the latest editions of the California Electrical Code (CEC), California Administrative Code (Title 24), California Building Code (CBC), California Administrative Code (Title 22) and other applicable codes.

B. Conform to requirements outlined in the latest edition of the Roseville Electric Specifications for Commercial Construction.

1.04 Record Drawings

A. Record drawings are required as a part of this work. At all times, the Contractor shall maintain accurate information of the work in progress. Deviation in layout of conduit or other materials shall be recorded to the satisfaction of the Inspector. Upon completion of the project, as-builts shall be submitted to the City on reproducible plan sheets and shall depict all changes in a neat and legible manner.

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PART 2 - PRODUCTS

2.01 Service Panels

A. Service panels shall meet the Roseville Electric approved sections of the EUSERC requirements. The list of acceptable panels can be found at https://the.euserc.org/s/Roseville-City-of-Acceptability-Pages.pdf

B. Service panel shall be:
   1. Built to UL508A standards
   2. Metered
   3. Single phase or three phase application
   4. Rated for 120 to 480 volts
   5. Color: Hunter Green

2.02 Electronic Astronomic Time Switch

A. Electronic Astronomic Time Switch shall be model ET-2815C, as manufactured by Intermatic, or accepted equal.

2.03 Conduit and Fittings

A. For primaries (12,000 volts), conform to Roseville Electric's Specifications for Commercial Construction, latest edition.

B. All other conduit and fittings shall conform to the California Electric Code, latest edition.

2.04 Wires and Cables

A. Conform to the California Electric Code, latest edition.

B. All wires shall be copper only, 90-degree-C THHN/THWN insulation.

2.05 Wire Connections and Devices

A. Conform to the California Electric Code, latest edition.

B. Splices and joints for #10 AWG or smaller wiring shall be twisted together electrically and mechanically strong and insulated with approved type insulated electrical spring connectors, Scotchlok or Ideal. Joints and connections for #8 AWG or larger shall be made with Burndy, T & B, or approved equal, solderless tool applied pressure lugs and connectors. Uninsulated lugs and wire ends shall be insulated with layers of plastic tape equal to insulation of wire and with all irregular surfaces properly padded with "Scotchfil" putty prior to application of tape. Tape shall be equal to Scotch #33, General Electric #AW-1, or approved equal. Feeder splicing is not permitted.

C. Receptacles: 15 & 20 Amp 125 Volt receptacles shall be "Specification" grade, duplex, UL Listed, rated Weatherproof where installed outdoors or in damp or wet locations. Where only one receptacle is connected to a 20 ampere circuit, a 20 ampere receptacle shall be used. Receptacles to be Hubbell 5262 series,

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5362 series, or equal. Provide an equipment grounding jumper (pigtail) connecting the grounding terminal of the receptacle to the grounded box.

2.06 Outlet Boxes

A. Cast Metal boxes shall be cadmium plated, cast iron alloy by Crouse-Hinds Form 8 condoles, Appleton Form 35 Unilets or accepted equal.
B. Cast Metal Outlet boxes shall be four inch (4") round, galvanized cast iron alloy with threaded hubs and mounting lugs as required. Boxes shall be furnished with cast cover plates of the same material as the box and neoprene gaskets by Crouse-Hinds VXF series, Appleton JBX series or accepted equal.

2.07 Pull and Junction Boxes

A. Per City of Roseville Electric Department's Specifications for Commercial Construction, latest edition.

2.08 Parts Identification

A. Consistent with the City of Roseville Electric Department's Specifications for Commercial Construction, latest edition.

2.09 Electrical Support Equipment

A. Concrete Fasteners shall be Philips "Red-Head" or accepted equal. Powder driven concrete pin fasteners, low velocity type shall be Remington, Ramset or accepted equal.
B. Conduit Straps shall be hot dipped galvanized, cast malleable iron, one hole type strap with cast clamp-backs and spacers (as required) by O-Z/Gedney No. 15-50G strap and #14G spacer, Efcor No. 231 strap and No.131 spacer or accepted equal.
C. Concrete Inserts shall be pressed galvanized steel, spot insert with oval slot capable of accepting support nuts of ¼ inch to ½ inch diameter thread by Unistrut No. M2506 series, Globestrut CSI series or accepted equal.
D. Construction Channel shall be 1-1/2 inch by 1-1/2 inch 12 gauge galvanized steel channel with 17/32 inch diameter bolt holes, 1-1/2 inch on center, in the base of the channel by Kindorf 905 series, Unistrut P-1000-HS or accepted equal.
E. Cable Ties and Clamps shall be one piece, nylon, reusable type lashing tiesby Thomas and Betts Co "Ty-Raps", Panduit "Pan-Ty" or accepted equal.
F. General Fasteners shall be wood screws for fastening to work; machine screws for fastening to steel; toggle bolts for fastening to gypsum board or plaster walls; expansion anchors for attachments to pre-poured concrete.
G. GFI Outlet Cover shall be metal, lockable, and flush with the surface it is installed in. Cover must conform to the California Electric Code, latest edition.

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2.10 Tracer Wire

A. Insulated solid copper wire, minimum #12 gauge.

PART 3 - EXECUTION

3.01 Installation

A. Install (luminaire and poles) in accordance to manufacturer's instructions.
B. Ensure proper handling and installation of fixtures including hardware necessary for a complete installation. Fixtures (luminaire and poles) shall be clean, plumb and level.
C. All lamps shall be new and in operating condition. New lamps shall have less than 100 hours of operation on-site.
D. All splices in exterior fixtures or fixture outlet boxes shall be made watertight, using specified epoxy resin splicing kits.
E. Operate the entire system, once complete, in the presence of the Inspector. Immediately correct any improper connections or other items.
F. Install concrete collars around light poles. Concrete collars shall be per the Parks Construction Standards, latest edition.
G. Install tracer wire on top of conduit for all up-lighting and sports field lighting.

3.02 Clean Up

A. At all times, maintain a safe and clean work site, free of debris and rubbish.
B. All electrical parts shall be clean of conductive and deleterious materials.
C. All enclosures shall be free of dirt and debris.
D. Clean all finishes and touch up damaged areas prior to pre-final inspection.

3.03 Excavation & Backfill

A. Refer to Section 33 00 00 Utilities.

3.04 Equipment Pads

A. Concrete reinforced pads for mounting of equipment (i.e. switchboard, transformers, freestanding panels, etc.) shall be minimum 3000psi, 6" thick with #4 rebar at 12" on center each way. Rebar shall be centered in pad. Pad shall extend 2" beyond equipment and 1.5" above surrounding area. Backfill and compact to 95% maximum dry density at optimum moisture content in layers not to exceed 6" when compacted.

3.05 Grounding

A. Grounding and ground bonding of the electrical installation shall be in accordance with CEC Article 250, and any applicable codes. Ground fittings shall be approved manufactured type, installed and connected to conform with Code requirements.

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B. Neutral conductors and noncurrent-carrying parts of equipment at each installation shall be grounded in accordance with applicable code. Ground conductor shall be copper having a current capacity sized in accordance with CEC.
C. All equipment cases, motor frames, etc., shall be completely grounded to satisfy requirements of CEC. Install bond wire in flexible conduit. Install copper bond wire, sized in accordance with CEC, in all nonmetallic raceways and bond to all metallic parts using approved fittings.
D. Service ground conductor shall be connected to a "Ufer" encased ground and bonded to the metallic cold water pipe system and to the metallic natural gas line. 5/8” x 10 ft copper clad ground rods may be used in lieu of the Ufer ground where no footing is available.
E. All connections shall be made with solderless connectors or molded fusion-welding process.
F. Equipment grounding conductors shall be insulated with a continuous green outer finish along its entire length. Conductors size #4 AWG and larger may be identified (with green electrical tape applied half-lapped) at each end and at every point where the conductor is accessible. Tape shall be applied from its point of entry to point of exit or termination.
G. Insulated grounded (neutral) conductors shall be identified with a continuous white outer finish along its entire length. Neutral conductors #4 AWG or larger can be identified by a distinctive white marking (applied half-lapped with white electrical tape) for the last 12 inches at each end.

3.06 Field Testing

A. Perform Insulation Resistance (IR) "Megger" Testing per NETA Standards. Submit test results. Provide testing for:
   1. All feeders 100 Amps and higher.
   2. Branch circuits 100 Amps and higher.
B. Each ground rod shall be tested. A ground rod which does not have a resistance to ground of 25 ohms or less shall be augmented by one additional ground rod at no less than 8 feet from each other.

END OF SECTION

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SECTION 31 10 00
CLEARING AND GRUBBING

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.

B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

A. Preserve and protect existing site amenities to remain, including, but not limited to, trees, shrubs, underground utilities and other improvements as shown on the Plans. Protection of work shall include affected improvements on adjoining properties.

B. Scope of work includes: site preparation, removal of debris, staging of equipment and materials and securing the site for construction.

1.03 Related Work

A. Section 31 20 00: Earthwork

B. Section 01 57 23: Storm Water Pollution Control

1.04 Protection/Replacement

A. Prior to demolition, erect protective fencing a minimum of one foot (1') beyond the canopy of all trees to remain. The radius of the canopy shall be measured from the longest branch furthest from the trunk. Refer to the environmental document for additional requirements for protective fencing on other existing natural features. For work within or near protected trees, a tree permit may be required.

B. If public use is to be maintained on unaffected portions of the project site, the Contractor shall be responsible for directing pedestrian and vehicular traffic safely around the construction zone. Utilization of temporary fencing, barricades, signage, etc. shall be the responsibility of the Contractor. Safe detours shall be available to the general public at all times during the course of construction.

C. Protection of existing site improvements shown to remain, including, but not limited to, fencing, signs, benches, picnic tables, play structures, shade structures, drinking fountains, concrete paving, concrete wall and curbs,

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decomposed granite paving, asphalt concrete paving, recreational site improvements, etc. are to be protected and preserved.

D. The Contractor shall be responsible for any damage to and maintenance of all existing street improvements, drainage facilities and irrigation systems and to re-establish these improvements to their original condition as soon as possible after completion of the work in the area, to the complete satisfaction of the Project Manager and Inspector. Realignments or modifications to the existing facilities as shown on the plans are accepted.
E. Survey monuments and markers either shown on the Plans or encountered during the course of construction shall be protected and preserved. The Contractor shall notify the Inspector upon discovery of an unmarked monument, at which time, arrangements for the relocation or adjustment of the monument will be determined. All costs associated with the relocation or adjustment of these monuments shall be the Contractor's responsibility.
F. Burning or burying removed material on-site is prohibited.
G. Where the removal of specific material creates an open hole, pit, trench or other depression, the Contractor shall immediately backfill and compact the areas consistent with requirements outlined in Section 31 20 00 of these Specifications.
H. All items identified in the Plans to remain or identified in the field to remain, removed in error by the Contractor, shall be repaired or replaced to match in equal or better construction at no cost to the City. The quality of the repair or replacement shall be measured as that existing at contract award.

PART 2 - PRODUCTS

Intentionally left blank.

PART 3 - EXECUTION

3.01 Pre-Construction Site Review

A. Contractor shall review existing site conditions with the Inspector prior to start of construction and document any conditions which adversely affect the satisfactory execution of the work and final acceptance of the project.
B. Commencement of work constitutes acceptance of existing conditions. The Contractor shall, at his expense, be responsible for correcting all unsatisfactory and defective work.

3.02 Clearing

A. Completely remove trees, shrubs, stumps, vines, rubbish/debris, undergrowth, deadwood, structures, and other elements identified to be removed and/or which interfere with the construction as shown on the Plans and as specified.

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B. Obtain verification from the Project Manager for non-identified items scheduled to be removed prior to actual removal.

3.03 Grubbing

A. Remove all stumps, roots, grasses and weeds in its entirety. Apply systemic weed killer. Confirm weed kill prior to removal.
B. Once surface material is removed, the Contractor shall stockpile the top twelve inches (12”) of topsoil for use during the final grading phase of work. This soil shall be free of rocks, debris, roots and other undesirable material.

3.04 Utilities

A. Contact USA Alert (800) 642-2444 prior to commencement of any demolition or excavation work. Provide a minimum of 48 hours’ notice. Verify all utilities entering into and their locations within the project site.
B. Where utilities lie within the project site, but are not a part of the project, the Contractor shall cooperate with the agency or utility company having jurisdiction to maintain its use and the integrity of the structure.
C. Where utilities enter into the project site and taps, connections to or extensions of the utility are identified in the Plans, the Contractor shall coordinate all work with the agency or utility company having jurisdiction to minimize or eliminate disruption of use by the adjacent properties.
D. Verify that all utilities, shown to be removed on the Plans, are inactive and turned off prior to disconnection and/or re-routing, prior to demolition.

3.05 Debris Removal

A. All materials removed as a part of this contract shall become the property of the Contractor and shall be legally disposed of off-site, unless otherwise noted on the Plans.
B. Where a portion of a concrete slab, curb or wall and asphalt concrete paving or curb is to be removed, the concrete shall be cut with a concrete saw at a 90 degree angle so that the edge of the remaining concrete shall form a neat, straight line. Conform to the City of Roseville Design and Construction Standards, latest edition.

END OF SECTION

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SECTION 31 20 00
EARTHWORK

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
C. The standards set forth in the Caltrans Standard Specifications, latest edition, shall be in addition to the standards provided herein.
D. The requirements set forth by CAL OSHA shall be in addition to the standards provided herein.

1.02 Description

A. Provide all labor, operations and materials necessary for earthwork, including, but not limited to, staking and surveying; grading; excavating; installation of facilities necessary to perform excavation and subsequent removal of such facilities upon completion of work; subgrade preparation; backfilling; and other incidental items necessary for a complete project.
B. This project is a balanced cut and fill project.
C. The intent of the grading plan is to provide positive drainage and to maintain slopes on walkways as required by the Americans with Disabilities Act and California Title 24 throughout the project site. The Project Manager shall be notified immediately of any discrepancies between the Plans and actual field conditions and/or conflicts between the design and code requirements.

1.03 Related Work

A. Section 31 10 00: Clearing and Grubbing
B. Section 33 00 00: Utilities
C. Section 32 84 00: Irrigation System
D. Section 32 90 00: Planting
E. Section 01 57 23 Storm Water Pollution Control

1.04 Quality Assurance

A. All work shall conform to local codes and regulations, including standards set forth in the Standard Specifications of the State of California, Business and Transportation Agency, Department of Transportation (Caltrans), Chapter 70 of the Uniform Building Code and ASTM.

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B. Relative compaction shall be the in-place dry density of soil denoted as a percentage of the maximum dry density of the same material. This shall be as determined by ASTM 1557. The optimum moisture is measured by the water content which corresponds to the maximum dry density.
C. Upon discovery of unforeseen subsurface site conditions, the Contractor shall notify the Inspector immediately.
D. Upon discovery of hazardous materials, cease all activity and immediately contact the Fire Department.

1.05 Protection

A. Provide and install all supports, shoring, bracing, underpinning, sheet piling and other methods for the sides of excavations necessary for ensuring safe working conditions for the workmen and to protect adjacent improvements to remain.
B. Provide any and all protection measures necessary to ensure the protection of the workmen, the general public, including children and the project site. These protection requirements remain the Contractor's sole responsibility throughout the duration of the project, including non-working hours.
C. Do not obstruct vehicular, bicycle or pedestrian thoroughfares, unless previously accepted by the City. Provide safe and adequate detours around the construction as required by City and State regulations.
D. Trenches shall be covered at all times when work directly associated with the trenches is not occurring, including non-work hours.
E. During the course of construction, the Contractor shall ensure that surface drainage does not create a nuisance onto adjacent properties.

1.06 Erosion Control Measures

A. Construction sites shall have required erosion and sediment control measures in place as required by the SWPPP. If construction is in progress, the Contractor shall ensure that the construction site is prepared prior to the onset of any storm. At a minimum, erosion control measures shall include:
    1. Broadcast seed
    2. Drainage area protection
    3. Dust/mud control
    4. Drain inlet filters
    5. Silt fence and straw wattles
    6. Slope protection
    7. Straw bales
    8. Silt controlling devices

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PART 2 - PRODUCTS

2.01 Base Rock

A. Class 2 aggregate base per Caltrans Standard Specifications, latest edition.

2.02 Drain Rock

A. Drain rock shall be Class 2 permeable, washed, unbroken stone or gravel. Material gradation shall conform to the following:

Sieve Size	Percent Passing
1 inch	100
No. 4	20-50
No. 50	0-10
No. 200	0-5

2.03 Pea Gravel

A. Pea gravel shall be natural stone, free of clay, shale or organic matter, and shall conform to the following:

Sieve Size	Percent Passing
3/8 inch	100
No. 4	47
No. 8	2
No. 16	1

2.04 Fill

A. Structural Fill shall conform to Caltrans Standard Specifications or the accepted site-specific geotechnical report generated for the project.

B. Fill for non-structural areas shall conform to the following standards:

1. Plasticity: ASTM D4318-84
2. Expansion Index: No greater than twenty (20)
3. Testing: UBC 29-9 and ASTM D422-72
4. Particle Size: No greater than one inch (1”)

2.05 Topsoil

A. The top eight to ten inches (8” – 10”) of native soil containing more than three percent (3%) organic material. Topsoil shall be free of rocks no larger than one inch (1”) in diameter, free from subsoil, roots, heavy or stiff clay, course sand, destructive seeds, noxious chemicals, brush, debris, litter and other undesirable materials.

B. For any import soil to be used in turf/planting areas, submit a soils analysis with soil amendment recommendations (for plant growth) for review and acceptance prior to placement on-site. Soils test information shall be as outlined in Section 32 90 00: Planting – 1.06.

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2.06 Soil Sterilant

A. Sterilizer shall be standard, quick-acting, short-lived and non-selective weed and grass killer, commonly used under roadway/transportation projects. Application of the sterilant shall pose no short or long term health threats to the installer or the general public. Submit analysis for approval prior to applying.

2.07 Sand

A. Granular, fine, free of organic matter, mica, loam or clay material.

PART 3 - EXECUTION

3.01 Construction Staking

A. The layout of all work shall be performed by a California State licensed land surveyor provided by the Contractor.
B. Notify the Inspector immediately of any discrepancies between actual field conditions and the Plans. Minor field adjustments may be necessary in order to fulfill the intent of the Plans.
C. Non-notification of discrepancies between actual field conditions and the Plans by the Contractor, in writing, shall indicate his acceptance of such field conditions. Adjustments/modifications to the construction to accommodate the inconsistencies (without notification) shall be at no additional cost to the City.

3.02 Excavation

A. All excavations shall be as noted on the Plans. Excavations shall include accommodation of base material.
B. Do not over-excavate. Excavations shall provide appropriate space to install shoring, bracing, formwork, etc., as needed to ensure the safe and proper construction of the work.
C. Take every precaution to prevent water from entering, softening, and undercutting excavated areas, including, pits, footings, trenches, etc.
D. Notify the Inspector immediately upon discovery of unsatisfactory soils materials or unforeseen site conditions. Excavation shall include the complete removal of the unsatisfactory material and its legal disposal thereof.

3.03 Site Grading

A. A grading permit is required to be obtained by the Contractor prior to commencing any earthwork.
B. Grading shall include adjacent transition areas, new elevations/contours as shown on the Plans. All subgrade areas shall be graded parallel to the finish grades and contours and shall be uniform in slope. Transition areas shall provide a smooth connection between new and existing grades and shall not create additional drainage or ponding onto adjoining properties.

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C. Surface grades shall provide for positive drainage away from structures and footings, and shall be uniformly smooth throughout.
D. Rough grading shall:
   1. Be graded to a tolerance of 0.10 feet, plus or minus for planted and turf areas.
   2. Be graded with a tolerance less than .04’ from specified grade and cross section for subgrade in which pavement, curbs and other structural elements are to be placed immediately above.
   3. Provide a subgrade surface free of exposed rocks, stones and boulders.
   4. Provide a subgrade surface free of depressions, pits, etc., with proper backfill and compaction. See paragraph 3.04 below.

3.04 Placement of Fill Material

A. Prior to placement of fill material, the Contractor shall:
   1. Obtain approval of the subgrade surface from the Inspector.
   2. Scarify, dry and compact soft and/or wet areas.
   3. Remove and replace unsuitable subgrade material to the satisfaction of the Inspector.
   4. Take all necessary corrective action.
B. Do not use topsoil as fill or backfill material, unless otherwise accepted in writing.
C. Fill shall be placed in the following manner:
   1. Accepted engineered fill material for structural slabs and areas to be paved shall be placed in six-inch (6”) loose thickness, uniform layers over the entire area.
   2. Fill material in planted areas shall be placed in twenty-four inch (24”) maximum loose thickness throughout the areas to receive fill.
D. Aerate or water each lift to obtain the required compaction rate indicated on the Plans. Thoroughly mix material to ensure proper moisture content for compaction. Repeat the operations until grades, as shown on the Plans, are obtained. Jetting of trenches shall be reviewed and accepted by the Inspector prior to performance of work.
E. Do not place fill when the subgrade is frozen, muddy or wet. Allow conditions to thaw and dry out before resuming operations.
F. Use hand tampers or vibrating compactors around foundations walls, retaining walls and other structural elements. Do not use large equipment in these areas and do not begin compaction operations until the bearing surfaces have reached its design strength.
G. Fill around existing trees to remain shall not exceed twelve inches (12”).
   1. Minor fill (6” or less) shall utilize topsoil and shall be placed by hand. Do not cover crown of trunk. Feather grades to the extent possible.

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2. Fills between 6” and 12” shall utilize 3/4” pea gravel on grade, placed up to three inches (3”) below finish grade. Apply topsoil, by hand, to meet finish grade elevations. Feather grades to the extent possible.

H. Construct mounds from on-site material. The core of the mound (1’ below finish elevations) shall be compacted to 90%. The top twelve inches (12”) shall be compacted to 85%. Place topsoil in the top twelve inches (12”).

I. Place topsoil in all turf and planting areas a minimum of twelve (12) inches deep. See Section 31 10 00, 3.03-B: Clearing and Grubbing.

3.05 Trenching, Backfilling and Compacting

A. For trenches greater than five feet (5’) in depth, submit an OSHA permit related to the work.

B. All trenches shall be straight, true and cut vertical at 90 degrees to the surface plane.

C. For trenches through existing paved surfaces, use a concrete saw or other tool to achieve straight, clean lines. Replace paved surface to the same or better condition as existing prior to cut.

D. Do not over-excavate. Maintain bearing surfaces true, level and undisturbed to the extent possible.

E. Trenches shall be kept dry and frost-free. Do not allow standing water to collect.

F. Do not allow trenches to remain exposed at any time when work directly related is not occurring. Cover all trenches during non-work hours.

G. Bedding for all trenches to receive pipes shall be as follows:

1. Bedding material shall be consistent with the City of Roseville Design and Construction Standards, latest edition.
2. Pipe shall lie completely on bedding. Pipe fittings or joints shall not bear weight.
3. Bedding shall be uniform throughout the length of pipe.

H. Initial backfill for storm drains, sewer lines and electrical conduit shall conform the applicable City standard set forth by the Department having jurisdiction.

I. Backfill beyond the initial operations shall be native soil, placed in twelve-inch (12”) lifts. Compaction for trenched areas shall be 95% for parking lot, driveway and roadway areas; 90% for hardscape (i.e. walkways, picnic pads basketball and tennis courts); and 85% in areas to be planted. Place topsoil over trenches in planted areas. Upon completion, all trenches shall be filled flush with adjacent finish grades.

J. Compaction tests shall be required for trenched areas, hardscape areas and areas where fill over two feet in depth will be placed. The Inspector shall determine the number of tests and the locations. Re-tests shall be the Contractor’s responsibility.

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K. Potholing shall be required in areas where existing utilities are indicated. Hand digging may be required.

3.06 Soil Sterilant

A. Soil sterilant shall be applied to areas where paving is to be installed. The worker applying the sterilant shall take every precaution to avoid overspray of sterilant onto areas to be planted. The sterilant shall be placed no further than six inches (6") beyond the edge of pavement.
B. Soil sterilant shall not be applied in inclement weather and windy days.

3.07 Drainage Areas

A. All bare areas, regardless of slope, within 50 feet of natural drainages shall be covered with straw and pressed in place.
B. No grading or trenching, except as required for erosion or sediment control, shall occur within 35 feet from the centerline of perennial and intermittent drainage swales between October 5 and April 1 unless approved by the Engineering Division, as well as any other governmental agency which may have additional jurisdiction and/or requirements.

3.08 Dust/Mud Control

A. Adjacent Streets: Adjacent street frontages shall be swept at least once a day to remove silt and other dirt which is evident from construction activities.
B. Construction Vehicles: The Contractor is responsible for cleaning construction vehicles leaving the site on a daily basis to prevent dust, silt, mud and dirt from being released or tracked offsite. Adjacent streets shall be swept clean daily.
C. Grading Spoils: Dry stockpiles of soil shall be watered to prevent the generation of airborne dust. Trucks transporting dry soil shall be covered with tarpaulins.
D. Water: Water shall be sprayed on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities. The exposed earth shall be watered throughout the day to minimize dust. The Contractor shall obtain a hydrant permit from the Environmental Utilities Department.
E. Wind Allowances: Grading activities shall be restricted or halted when winds exceed 15 miles per hour as deemed necessary by the Public Works Inspector.

END OF SECTION

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SECTION 32 84 00
IRRIGATION SYSTEM

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of an automated irrigation system, including all necessary appurtenances for proper operation, noted or implied, as shown on the Plans and as specified herein.
B. Water usage, meter costs, connection fees, testing and other associated utility costs are considered direct costs and is the responsibility of the Contractor until the project is accepted.
C. Installation of the water meter shall be by the City.

1.03 Related Work

A. Section 32 90 00: Planting
B. Section 26 00 00: Site Electrical

1.04 Quality Assurance

A. All work shall comply with local and state laws, codes, regulations and requirements which govern any portion or all of the work contained in this Section. These include, but are not limited to, the latest editions of:
   1. City of Roseville Park Construction Standards,
   2. City of Roseville Design and Construction Standards,
   3. City of Roseville Electric Department Standard Specifications,
   4. Local, state and federal electrical codes, manuals and guidelines, and
   5. Local, state and federal plumbing codes, manuals and guidelines.

1.05 Submittals

A. Submittals for specified items are not required for Parks or Streetscape projects, unless specifically listed below. However, submittals are required for any proposed substitutions or deviations from the parks Plans or Specifications. For Streetscapes, no substitutions will be accepted. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified

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and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating all specified materials have been ordered, noting “as specified” or “substitution proposed”. Submittals are required on the following items:

1. Controller, Flow Sensor(s), and Master Valve(s). (if Applicable)
2. Piping
3. All Irrigation components and accessories

1.06 Explanation of Drawings

A. The drawings are diagrammatic and do not reflect all offsets, fittings and other miscellaneous items required for a complete and operable irrigation system. It shall be the Contractor’s responsibility to investigate all existing site conditions, become thoroughly familiar with the site, and provide all labor, materials and equipment required for the installation of the irrigation system.

B. Avoid conflicts between other trades and the installation of the irrigation system. Minor adjustments to avoid such conflicts shall be made in the field. Major discrepancies between actual field conditions and the Plans shall be brought to the attention of the Project Manager. The lack of notification shall indicate that the Contractor assumes full responsibility for any revision deemed necessary to ensure proper installation.

1.07 Product Delivery, Handling and Storage

A. All materials shall be delivered bearing manufacturer’s label with size, type and model number (if applicable) clearly marked.

B. All pipe shall be delivered in a vehicle which allows the material to lie flat without concentrated weight or stress at any point.

C. Unload all materials with care so as to avoid damage. Store materials in a covered area and do not expose PVC pipe to extreme sun or heat. Store pipe lying flat.

D. Do not install any material that has been damaged. Replace all material found to be damaged.

1.08 Record Drawings

A. The Contractor shall keep an accurate record of the as-built conditions of the irrigation system. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the “as-builts” to ensure compliance of the above.

B. Dimensions shall be recorded from two (2) permanent points of reference.

C. The City may at its discretion withhold progress payments to the Contractor if the as-built records are not updated to the satisfaction of the City.

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PART 2 - PRODUCTS

2.01 General

A. All materials specified shall be new, bearing the brand name, type, serial numbers and model number as shown on the Plans and as specified herein, unless otherwise accepted in writing.

2.02 Backfill Material

A. Backfill shall be clean, screened, on-site material, free from organic material, large clods of earth and/or rock larger than one (1) inch in diameter, trash, debris, rubbish, tree trunks, broken concrete or asphalt and other unacceptable material.

B. Material larger than one (1) inch shall be removed from site and legally disposed. All removal shall be the responsibility of the Contractor.

2.03 Meter

A. Existing Meter shall be as shown on the Plans and as required by the City of Roseville Environmental Utilities Department.

2.04 Backflow Prevention Device

A. Existing Backflow Prevention Device shall be as shown on the Plans.

B. (Not Applicable) Cover shall be insulated, freeze-proof, removable and lockable, manufacturer and model per the City of Roseville Design and Construction Standards or accepted equal.

2.05 Flow Sensor and Master Valve

A. Existing Calsense Controllers:

1. Calsense CS3000 48 Station Conventional Top Entry Pedestal stainless steel controller. Refer to Plans for Existing Assembly.

2.06 Pipe

A. PVC Pressurized Mainline

1. For lines three inch (3”) or larger: polyvinyl chloride (PVC) 1120-1220, SDR 21, Class 200 rubber gasketed pipe, and NSF accepted per Standard No. 14, Type I, Grade I. Conform to:

Material	ASTM
Pipe	D1784, D2241
Rubber Gasket	F477

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2. For lines two and one half inches (2-1/2") or smaller: Schedule 40 polyvinyl chloride (PVC) 1120-1220, and NSF accepted per Standard No. 14, Type I, Grade I. Conform to:

Material	ASTM
Pipe	D1784, D1785

B. PVC Non-Pressurized Lateral Lines
1. Schedule 40 polyvinyl chloride (PVC) 1120-1220, SDR 21.0, NSF accepted per Standard No. 14, Type 1, Grade II.

2.07 Fittings and Nipples

A. Fittings for Mainline Pipe:
1. For all control valves on mainlines three inches (3") and larger, use painted, ductile iron saddle taps with double stainless steel straps and nuts Model #202 by Romac Industries, Inc. or accepted equal.
2. For all other connections on mainlines three inches (3") and larger mainline pipe, use glued schedule 80 fittings.
3. For all control valves on mainlines two and one half inches (2-1/2") or smaller, use glued schedule 80 fittings.
4. For all other connections on mainlines two and one half inches (2-1/2") or smaller, use glued schedule 40 fittings.

B. Fittings for Solvent Weld Pipe- Laterals:
1. Schedule 40 polyvinyl chloride (PVC), standard weight, conforming to ASTM D2466-73.
2. Weld-on #P-70 primer and Weld-on #711 gray glue or accepted equal.
3. Teflon tape for all threaded PVC fittings.

C. Plastic Nipples shall be Schedule 80, Type 1, Grade 1, polyvinyl chloride (PVC), threaded at both ends, and conforming to ASTM D1784 -85. Nipples shall be uniformly gray.

D. Fittings for Recycled Pipe:
1. Fittings shall meet the standards outlined in Sections 2.09, A, B and C above, unless otherwise noted in the City of Roseville Design and Construction Standards for recycled water, latest edition.

2.08 Swing Joints

A. Swings joints shall be as shown in the City Parks Construction Standard detail. Schedule 40 threaded PVC triple swing joints or an accepted equal.

2.09 Electric Remote Control Valve

A. Sizes as shown on the Plans. All valves shall be Rainbird PEB series or accepted equal and shall contain the following:

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1. a globe-type electric remote control, normally closed diaphragm type with slow opening and closing action,
2. encapsulated solenoid type actuation,
3. a minimum rating of twenty-four (24) volts,
4. sixty (60) cycle,
5. two to five (2-5) watts,
6. a manual flow adjustment with shut-off provisions,
7. provisions for an external “bleed” of the diaphragm chamber for manual operation.
8. a ball valve on the inlet.
9. Schedule 80 PVC threaded fittings from main line to valve.

B. Valve boxes shall be rectangular, rigid plastic valve boxes with lockable lids and extensions by Carson Industries, LLC or accepted equal. Valve box shall be sized appropriately to house entire valve assembly with space to accommodate maintenance access. Valves for drip zones require Jumbo size boxes.
   1. Boxes shall be colored green in potable applications, and purple for recycled water applications.
   2. Valve boxes used on recycled water systems shall be permanently colored purple through the manufacturer. Boxes painted purple will be rejected.
   3. Label lids using heat branded identification, T:Turf, S:Shrubs, B:Bubblers

C. Controller station identification number shall be standard yellow tags with permanent numbers by Christy or accepted equal.

2.10 Root Watering System

A. Provide pre-manufactured root watering system.
   1. Pressure compensating bubbler. See irrigation sheets for flow rates.
   2. Check valve where applicable to prevent low head drainage.
   3. Swing joint assembly
   4. Locking grate top on semi-rigid mesh tube. Use purple grate for Recycled water systems
   5. Filter fabric sleeve

2.11 Irrigation Heads (If Applicable)

A. All irrigation heads shall conform to type, size, precipitation rate, gallons per minute discharge, pressure and throw radius as shown on the Plans, unless otherwise accepted in writing.

B. In all available models, all irrigation heads shall have stainless steel risers, unless otherwise approved in writing.

C. For recycled water applications, irrigation heads shall be colored purple, have debris pocket, and wiper seals with 3 touch points.

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D. Irrigation heads shall have built-in pressure regulation for pop up sprays and/or water-efficient heads.
E. Include built-in check valve where applicable to prevent low head drainage.

2.12 Drip Irrigation

A. Sub-surface dripline. ***All dripline to be installed on grade with 2" cover***. Contractor to use Screened Topsoil, manufacured by Hasties Capitol Sand and Gravel for 2" Cover. Use existing soil stockpile if available and approved by the City.
   1. Flexible polyethylene tubing shall have factory-installed, pressure-compensating, inline emitters spaced evenly per listed spacing.
   2. Emitter shall incorporate elemental or ionic copper root intrusion prevention technology, and shall be warranted by the manufacturer to be free of emitter plugging due to root intrusion for a period of fifteen (15) years minimum.
   3. Emitter shall have a built-in check valve that will hold back, at minimum, an 8.5' column of water.
   4. Dripline for use with recycled water systems shall be properly and permanently marked for non-potable use.
B. All fittings shall be constructed of injection molded, brown plastic having a nominal outside dimension of 17mm (0.56”). Female and male threaded ends shall be capable of mating to standard PVC pipe with tapered threads.
C. Line flushing valve
   1. Valve shall be schedule 40 PVC ball valve with brass hose thread adapter.
   2. Valve box shall be rigid plastic, with lockable cover by Carson Industries, LLC or accepted equal. Boxes shall be colored green in potable applications, and purple for recycled water applications.
   3. Drip system operation indicator shall be Rainbird 1812 Pop-up spray body with 4-VAN nozzle set to 0-degree pattern, with Rainbird SA-125050 swing assembly and XFF-TFA barbed bt ½” FIPT fitting, or accepted equal.
D. Pressure Regulating Filters shall be Rainbird PRB Pressure Regulating Basket Filter, or approved equal, and shall include: Basket style body and jar-top cap constructed of heavy-duty glass-filled, UV-resistant polypropylene, with 150 PSI (10,3 bar) operating pressure rating. Standard 200 mesh (75 micron) filter screen constructed of stainless steel attached to propylene frame. Normally-open in-line pressure regulating device, constructed of durable, UV resistant non-corrosive material able to accommodate an inlet pressure rating of not less than 150 PSI (10,3 bar), with preset outlet pressure of approximately 40 PSI (2,8 bar).

2.13 Thrust Blocks

A. All thrust blocks shall be concrete. The size of the blocks shall be determined by the average safe soil-bearing load of 700 lbs. per square foot.
B. Polyethylene sheeting at thrust blocks shall be 6mil.

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2.14 Quick Coupler Valves (if Applicable)

A. For potable water, quick coupling valves shall be Rainbird #44LRC or accepted equal. For recycled water, quick coupling valves shall be Rainbird #44NP lockable or accepted equal. All quick coupling valves shall be:
   1. brass or bronze with one (1) IPS female pipe connection,
   2. two piece body with a removable upper portion (for replacement), and
   3. durable yellow covers for potable and purple for recycled.

B. Valve keys shall be brass or bronze and shall be of the same manufacturer and size as the valve.

C. Valve box shall be rigid plastic, a minimum of ten inches (10”) in diameter with lockable cover by Carson Industries, LLC or accepted equal. Boxes shall be colored green in potable applications, and purple for recycled water applications.

2.15 Manual Valves

A. For pipe four inches (4”) and larger gate valves shall be:
   1. located where shown on the Plans,
   2. flanged with Class 125 cast iron body,
   3. bronze trimmed with a non-rising stem,
   4. square operating nut,
   5. able to withstand a cold water pressure of 150 pounds per square inch, and
   6. sized to match the pipeline which the valves serve, unless otherwise shown on the Plans.

B. For pipe three inches (3”) or smaller and on pipes which feed directly into a remote control valve, ball valves shall be installed and shall:
   1. allow for manual operations,
   2. rapid on/off, drip-tight shut-off control,
   3. be constructed of bronze or brass with heavy-duty handle,
   4. operate up to 22 gallons per minute,
   5. operate between 15 and 150 pounds per square inch, and
   6. be sized to match the pipeline which the valves serve, unless otherwise shown on the Plans.

C. Valve box shall be rigid plastic, a minimum of ten inches (10”) in diameter with extensions and lockable cover by Carson Industries, LLC, as shown on the Plans or accepted equal. Boxes shall be colored green in potable applications, and purple for recycled water applications.

2.16 Automatic Irrigation Controller

A. Existing Automatic controllers shall be Calsense CS3000 or accepted equal. Each controller shall include:
   1. CS3-## – Calsense (##) Station Base Model,

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2. FM-U – Flow Meter (Ultrasonic),
3. -S1– Stainless Steel Enclosure with 1 hole for Stubby Antenna.
4. CS3000 Transient Protection
5. TP-110 – AC Line Protection,
6. GR-STUBBY – Antennae w/2ft cable
7. On/Off Switch
8. GFI electrical outlet inside enclosure.

When multiple controllers are used, include:

1. CS3-FL – Flowsense software (for multiple controllers sharing POC and/or communications)
2. CS3-MSSE-KIT or CS3-SR-KIT – Hardwire or SR radio,

When multiple flow sensors are used, include:

11. CS3-2WIRE-OPT & CS-2W-POC (one per POC) – Additional Flow Meter interface.

B. Third-Party Communications hardware required:
   1. Sierra Wireless AirLink RV55 LTE-A PRO Router (#1104303)
   2. Router AC Adapter (#2000579)
   3. AT-5 (or higher) Ethernet Cable - 1ft (#A3L781-01-BLU)

C. Communication wire between controllers, when required, shall be Paige Cable P7171D or accepted equal.

2.17 Control Wires

A. Direct burial solid copper wire AWG-U.F. 600 volt.
B. Common wire and two spare wires shall be minimum #12-gauge.
C. Pilot wires shall be red, minimum #14-gauge. Wire gauge shall be, at minimum:

Wire Gauge	#14	#12	#10	#8
Max. Distance (ft.)	2,500	3,250	4,000	4,800

D. Splices:
   1. Wire connections at remote control valves only shall utilize 3M direct bury splice kit model #DBY (yellow) or model #DBR (red).
   2. All other splices, including line splices, connections to flow meters and other sensors, shall utilize 3M Scotchcast 3570G Connector Sealing Packs, no known equal.

E. Wiring colors shall be:

USE	COLOR
Flow	Yellow
Master	Blue
Pump	Black
Valves	Red
Common	White
Spare	Orange

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Tracer	Green

2.18 Sleeves

A. Schedule 40 PVC 1120-1220 and two times the diameter of the pipe to be accommodated by the sleeve, one (1) for control wires and one (1) for main line, and one (1) for lateral lines.
B. Maximum one (1) line per sleeve.
C. Add one (1) spare, same size as largest.

2.19 Tracer Wire

A. Insulated solid copper wire, minimum #12 gauge. Color shall be green.

PART 3 - EXECUTION

3.01 Site Conditions

A. Prior to start of irrigation work, review the site conditions to verify that stub- outs, points of connections, sizes of the points of connections, water pressure and other essential items necessary for irrigation work to commence are as shown on the Plans and as indicated in the Specifications.
B. Notify the Inspector immediately of any existing conditions which are unacceptable for the commencement of irrigation work.

3.02 Coordination of Work

A. Coordinate all work with other trades.
B. The irrigation plan is diagrammatic. Whenever possible, locate all pipes in planted or turf areas. Do not scale off of the Plans. Where field conditions have changed, notify the Inspector immediately.

3.03 Excavation and Trenching

A. Trenches shall be dug straight and in such a manner as to completely support the pipe continuously along the bottom of the trench. In rocky conditions, over-excavation and placement of clean bedding material may be required to ensure protruding rocks do not place undue stress on pipes. Trench layout shall follow that shown on the Plans, except where accepted by the City.
B. The following minimum cover shall be provided for pipe:

Pipe Type	Minimum Cover
Pressurized Mainlines	24”
Non- Pressurized Lateral Lines	18”
Domestic Water Lines	24”
Control wires	24”
PVC Sleeves under Paving	18”
PVC Sleeves under Auto X-ings	24”

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C. Install detection wire, looped in and out of valve boxes and attached to all irrigation mainlines.
D. High voltage wires shall not be installed in the same irrigation water line trench.

3.04 Testing and Flushing

A. Pressure Testing shall occur only when the following conditions can be fulfilled:

Item Description	Condition
Quick coupler valves	Installed and capped
Electric remote control valves	Installed
Flow valve	Installed and open
Ball/Gate valves	Installed and open
Lateral lines	Disconnected
Welded PVC joints	Cured at least 24 hours
Pipe	Center loaded with backfill
Concrete Thrust Blocks	Installed and cured at least 48 hours
Couplings and fittings	Exposed
Detection wire	Installed

B. A pressure gauge shall be installed at the lowest point of the line. Continuous pressure shall be applied at a rate of 125 psi for all mainlines. The pressure shall remain stable for a minimum of two hours with no detectable leakage. Upon completion of the test, a complete examination of the line shall be conducted by the City. Leaks resulting from the test shall be repaired and the line shall be re-tested. This process shall be repeated until the line passes the leakage test.
C. All lines and risers shall be flushed prior to final installation of irrigation heads. All control valves shall be left open during the flushing process.

3.05 Backfilling and Compacting

A. Backfilling of trenches shall not occur until all tests and reviews have been performed. See inspection record contained in the Parks Construction Standards, latest edition. Any trench that is prematurely backfilled may be required to be re-dug for review.
B. Compaction of the trenched areas shall meet the following compaction rates of 95% in areas to receive paving and 85% in areas to be planted.
C. Do not flood trenches unless otherwise accepted by the City.
D. Sunken trenches shall be re-finished flush with the adjacent grades.

3.06 Backflow Prevention Device and Enclosure

A. Install per local codes and manufacturer's instructions.
B. When the flow meter is installed above grade, install a backflow prevention device enclosure with lockable gate.

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3.07 Flow Meter Installation (If Applicable)

A. Install per local codes and manufacturer's instructions.
B. All flow meters shall be installed in ground.
C. Install 3/4" conduit from irrigation controller to flow meter valve box. Install a pull box every 100'.
D. Valve box lids shall be permanently marked identifying FM for flow meter and MV for master valve and GR for grounding rod with heat branding using stencils in a uniform location on all boxes throughout.

3.08 Pipe Installation

A. Install irrigation pipe in planted areas whenever possible.
B. All pipe and fittings shall be cleaned and free from dirt, dust and moisture.
C. Pipe may be assembled along the trench at grade to avoid undue strain on the pipe or the fittings. All solvent weld connections shall be primed before applying glue. Snake the pipe within the trench to compensate for expansion and contraction.
D. All PVC pipe and metal valve connections shall be made with threaded fittings consistent with drawings PK-15 and PK-16 of the City of Roseville Parks Construction Standards.
E. All PVC-to-PVC threaded connections shall be made with Teflon tape.
F. Install concrete thrust blocks in locations where rubber gasketed irrigation mainlines change directions, e.g. ells, tees; as required on other lines and fittings; and at the termination point of the mainline. Do not conduct a pressure test within 48 hours of the thrust block pours. The size of the thrust blocks shall be per manufacturer's instructions and shall be adequate in size to absorb thrusts up to the maximum internal water pressure. Refer to 3.18 Thrust Blocks.
G. Use glued fittings for all connections inside of a sleeve and within 20' of a sleeve.
H. When multiple pipes are in the same trench, provide a minimum 2" horizontal separation between pipes, or equal to diameter of pipe, whichever is larger. Do not stack pipes vertically.

3.09 Electric Remote Control Valves

A. Install per local codes, manufacturer's instructions, City of Roseville Design and Construction Standards and as shown on the Plans.
B. Install one (1) electric remote control valve per box and whenever possible, group valve boxes together. Align boxes in a straight and neat row and flush to finish grade. Provide a minimum of six (6) inches between boxes.
C. All valves shall be tagged for easy identification of valve number. Valve box lids shall be permanently marked identifying valve number and controller letter with heat branding using stencils in a uniform location on all boxes throughout.

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D. Each valve shall be separately saddle tapped. Manifolded valves shall be rejected.
E. Locate valve boxes outside of turf areas, adjacent to paving, i.e. sidewalks, hardscape, etc. except where shown on the Plans.
F. Provide a minimum of eighteen (18) inches of a complete set of spare control wires, looped, within all control valve boxes.

3.10 Irrigation Heads

A. Install all heads where shown on the Plans and as specified herein.
B. Turf rotary pop-up heads shall be placed two (2) inches from any edge of adjacent walkway, concrete mow band, concrete curb, header board or other hardscape edging, or as required by current WELO regulations.
C. Rotary pop-up heads shall be installed flush with the top of finish grades of turf or planting areas.
D. Sprinkler head riser nipples sizes shall match or be the same as the riser opening of the sprinkler body.
E. Install sprinkler heads with internal check valves where heads are located in low drainage areas, i.e. bottom of berms, bottom of drainage swales, toe of slopes, etc.
F. Install all heads perpendicular to ground surface with an offset from the edge of pavement as indicated in the details.

3.11 Drip Irrigation

A. Drip irrigation is to be installed in a grid pattern layout of equal spacing between rows, unless otherwise noted on approved plans.
B. All drip irrigation shall be installed **on grade with 2" cover**, per manufacturer's specifications. Staple all tubing to soil at 5 feet on-center spacing prior to backfilling.
C. Drip line shall be installed prior to plant installation, with the exception of 15-gallon and larger plant container sizes, which may be installed first at the discretion of the contractor.
D. Line Flushing Valves are to be installed below grade, as detailed, in a valve box with bolt-down lid to allow for periodic inspection and flushing.
    1. Minimum of One (1) Line Flushing Valve shall be installed for every fifteen (15) GPM of zone flow, and at every termination point within a zone, and shall be installed at a point farthest away from the source (typically on an exhaust header) as possible.
E. Pop-up drip system operation indicators shall be placed within eighteen inches (18") of each Flush Valve and shall not be placed such that it will be obstructed by vegetation. Place minimum twelve (12) inches from adjacent hardscapes.

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F. If required, Air/Vacuum Relief Valves shall be installed below grade in valve boxes to allow for periodic inspection.
G. Valve box lids shall be permanently marked identifying LF for Line Flush valve and AR for Air/vacuum Relief with heat branding using stencils in a uniform location on all boxes throughout.

3.12 Quick Coupler and Gate Valves

A. Install per local codes and manufacturer's instructions.
B. Locate valve boxes flush with finish grade, twelve (12) inches from walkways, curbs, header boards, etc., and within planted area whenever possible.
C. Install one (1) valve per box.
D. For quick coupler valves, install at 100 feet on center to the extent possible. Provide a 24" steel support staked adjacent to the riser using two (2) stainless steel clamps.
E. For gate valves, install at locations indicated on the Plans.
F. For valve boxes installed below grade, provide 3M ball markers.
G. Valve box lids shall be permanently marked identifying GV for gate valve and QC for quick couplers, and SB for splice boxes with heat branding using stencils in a uniform location on all boxes throughout.

3.13 Automatic Controller (Not Applicable)

A. Install per local codes and manufacturer's instructions within the specified enclosure.
B. Provide single Paige Cable P-7171D installed in conduit between all controllers.
C. Provide all necessary wiring for a complete installation between the controller and the valves.
D. Above grade wiring shall be installed in metal conduit, unless otherwise accepted. Securely mount conduit onto enclosure or wall and paint to match the adjacent surface.
E. Provide a grounding rod and bonding for each enclosure as required for lightning protection. Grounding rod shall be consistent with drawing PK-1 of the City of Roseville Parks Construction Standards. Install separate grounding rods for each enclosure where bonding is impractical.
F. Label each controller, using permanent markings, with the letter identification indicated on the Plans. Affix label on the inside of the controller cabinet door.
G. Install 110V outlet (GFIC) inside controller enclosure.
H. Provide two (2) reduced as-built irrigation diagrams, laminated and color-coded indicating controller letter, valve/station numbers, valve size, operating pressure, gallons per minute and type of planting for each valve. See Section 01 10 00: Summary of Work 1.15B.

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I. Ground test to be conducted after installation. Test results shall not exceed 25 ohms.

3.14 Control Wires

A. Wherever possible, install control wires in common trenches with mainline. The wires shall be taped in bundles at ten (10) feet on center and laid to the side of the pipe. Provide slack between ties to allow for contraction.
B. Wire valve to controller as shown on the plans.
C. Where runs are long, provide an extra three (3) feet of extra ground and control wires looped at 200' intervals. Snake wires within trenches to allow for contraction.
D. Line splices shall occur in valve boxes at grade, label and allowed only on lengths greater than 2500'. Show locations on as-built plans.
E. Do not wrap wire around pipe or allow any wiring to be placed in concrete or concrete thrust blocks.
F. Install two (2) spare wires starting from the controller, looped to each valve box to the furthest valve box, without splices.

3.15 Tracer Wire

A. Install tracer wire on top of the mainline.
B. Provide a twelve-inch (12") loop in and out of each valve box. Solder all splices.
C. Where potable water lines are placed in a separate trench, install a tracer wire on top of the potable water line.
D. Tracer wire shall be tested during review and pressure test of the mainline.

3.16 Sleeves

A. Install sleeves under all pavement and as shown on the Plans.
B. Install sleeves at the depths indicated in Section 3.03B above.
C. Extend sleeves a minimum of twelve (12) inches beyond the edge of pavement.
D. At every sleeve location installed in roadways, provide a spare PVC sleeve capped at each end and marked with a 3M ball marker.

3.17 Thrust Blocks

A. Install polyethylene sheeting between mainline and concrete.
B. Thrust blocks shall be formed against a solid trench wall. The thrust block cavity shall be in undisturbed soil or previously placed compacted backfill that yields an acceptable allowable bearing pressure.
C. Concrete thrust blocks shall not be poured on valve wires.

3.18 Cross Connection Testing for Recycled Water Systems (Not Applicable)

A. The Recycled Water System shall be tested for cross connection in accordance with Uniform Plumbing Code Appendix J prior to use.

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B. All testing of Recycled Water Systems must be performed utilizing a potable water source via a construction water connection per City of Roseville Construction Standards. No Recycled Water may enter a Recycled Water System until all testing is successfully completed.
C. At the time a cross connection test is to be performed, construction on both the Potable and Recycled Water Systems being tested must be complete and both systems fully operational and functioning as designed.
D. Cross connection testing shall be performed in the system by City forces with the assistance of the contractor. The test must be coordinated through the Parks Department Inspector. Forty-eight (48) hours' notice is required before the test. Depending on complexity of the site, a preliminary field meet may be required.

3.19 Coverage Test

A. Prior to planting, the Contractor shall perform a coverage test to confirm that water coverage is complete and adequate, and produces no overspray onto hardscapes. Irrigation pressure readings at the head or emission device may also be taken as part of the coverage test to confirm adequate system hydraulics.
B. The coverage test shall be performed on the entire irrigation system and shall be performed in the presence of the Parks Inspector. The irrigation system must be connected to the City water system through the water meter. Temporary connections are not allowed. On recycled water systems, the coverage test shall take place only after successful completion of the cross-connection test, with the recycled water meter in place.
C. On Park projects containing turf, a comprehensive survey of the Distribution Uniformity (Low Quarter) of each irrigation zone containing turf shall be performed by a third-party, certified irrigation auditor prior to planting of turf. The irrigation system must be 100% complete, including functionality of the irrigation controller and booster pump, if present. The irrigation auditor shall prepare and submit a report listing each zone's Distribution Uniformity, including actual mapping data of individual catch cans recorded on irrigation plan sheets, and noting any potential deficiencies in the system leading to any inadequate findings. Reported deficiencies in Distribution Uniformity will be evaluated by the Project Manager and may require corrective measures prior to approval of turf planting. Deficiencies caused by improper installation shall be corrected at no additional cost to City.

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3.20 Irrigation Audit

A. A landscape irrigation audit shall be performed after all landscape and irrigation is installed. The irrigation system must be 100% complete, including functionality of the irrigation controller and booster pump, if present.
B. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.
C. The water audit shall conform to the specific water audit requirements of the City of Roseville Environmental Utilities Department, and any supplemental requirements from the City of Roseville Parks, Recreation & Libraries Department. The contractor shall submit a comprehensive landscape irrigation audit. This shall include, but is not limited to:
    1. A completed Irrigation Audit Report-(City of Roseville provided forms only)
    2. Complete system evaluation, including site conditions, system and flow data.
    3. Scheduling parameters used to set the irrigation controller.
    4. An Irrigation schedule for the landscape provided to the owner.
D. A minimum of 25% of all zones shall be audited. The 25% minimum shall be a representative sample of each irrigation method present (i.e. Rotors, bubblers, rotary nozzles, drip, etc.), and is in addition to any turf zones audited during the coverage test.
E. Any deficiencies noted in the audit report such as, but not limited to, run-off, overspray, obstruction of spray patterns, etc., shall be corrected and signed off as such by the original irrigation auditor prior to submission of the report. Do not submit audit reports with uncorrected deficiencies.

3.21 Clean Up

A. Each phase of work shall be immediately cleaned up. Excess equipment, material, etc., shall be legally disposed of and removed from site. All concrete, asphalt and/or decomposed granite paving shall be kept free of soil. Damage to such surfaces shall be immediately repaired to the satisfaction of the City.

PART 4 - GUARANTEE

4.01 General

A. Contractor shall provide a written guarantee covering all materials, equipment and workmanship furnished by him to be free of all defects after installation is accepted, including all defective parts that may have been found.
B. All paved areas shall be swept clean and planted areas shall be weed-free.
C. All irrigation heads shall be properly adjusted. Debris and refuse shall be removed from site prior to inspection.

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4.02 Pre-Final (Punch List) Review

A. See Section 01 10 00 1.16 - Summary of Work for notification process.

4.03 Establishment

A. Full automated utilization of the irrigation system shall be included as part of the maintenance of the project. See Section 329000: Planting for additional information.
B. Program and utilize the establishment schedule as submitted with the turn-in items.
C. Contractor to run the system in “quantity” mode or “time plus flow” for a minimum of one (1) week.
D. Check the irrigation system weekly to ensure proper operations. Make all necessary adjustments, including watering schedule to ensure proper and healthy plant growth. At no time shall pools of water be present within any part of the project. Conversely, at no point shall dry or under-watered spots be visible upon inspection. Improper irrigation management resulting in flooding or dry conditions to the detriment of plant material may constitute an extension of the establishment period, at no additional cost to the City.

4.04 Final Review

A. The Contractor shall demonstrate to the City, valve by valve, the entire irrigation system to be operable. All heads shall be adjusted/flushed and all drip zones shall be flushed prior to the on-site review. Any item requiring adjustments shall be completed immediately and to the satisfaction of the City.
B. Provide necessary training to City staff in the proper operations and maintenance of the booster pump.
C. The date of final acceptance by the City Council or the recordation of the property transfer shall signify the start date of the warranty period. Final acceptance shall include the project in total and will not segregate any specific item or trade included in the construction of the project.

END OF SECTION

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SECTION 32 90 00
PLANTING

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of landscape items, including all trees, shrubs, groundcovers and turf; maintenance for the establishment of new plant materials; and all necessary appurtenances for proper planting, noted or implied, as shown on the Plans and as specified herein.

1.03 Related Work

A. Section 31 20 00: Earthwork
B. Section 32 84 00: Irrigation System

1.04 Quality Assurance

A. Provide an experienced foreman who shall directly supervise the work force during all work to be performed under this contract. The foreman shall be present during the time when work is to be performed.
B. Plant material shall conform to current “American Standards for Nursery Stock” and the State of California Grading Code of Nursery Stock, No. 1 grade. Use only nursery-grown stock.
C. All plant material shall be certified free of plant diseases and insect infestations from the County Agricultural Commissioner as required by law. Each shipment of plant material shall be required to have clearance certificates.
D. Prior to planting, a soils fertility test/analysis shall be conducted by an accepted and qualified testing laboratory. Test results shall contain existing nutrient levels, soil texture, cation exchange capacity, soluble salts, pH levels, infiltration rates and recommended soil amendments/fertilizers to ensure proper growth of the specified plantings.

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1.05 Submittals

A. Submittals for specified items are not required; however, submittals are required for any proposed substitutions or deviations from the Plans or Specifications. Additionally, submittals are required for the specific items listed below. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating all specified materials have been ordered, noting "as specified" or "substitution proposed". Submittals are required on the following items:
   1. Bark mulch material,
   2. Certificates of compliance for turf seed mix, soil amendments, fertilizers and hydroseed mix,
   3. Sod-grown turf,
   4. Soils test-with soil amendment recommendations.
   5. Trees
      a) Submit for approval, plant sources including the names of nurseries proposed as sources of acceptable trees, and a list of the trees they will provide. The plant list shall include the botanical and common name and the size at the time of selection, including basal caliper and height.
      b) Submit all requests for substitutions of plant species or size for approval. Request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. Requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or habit than specified, or plants of the same genus and species but different cultivar origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.

1.06 Soil Testing

A. Native soil and in-place topsoil shall be tested for amendment determination. Soil Tests shall include soil texture, macro nutrients, micro nutrients, lime, base saturation, pH, sodium, boron, salinity, Cation Exchange Capacity (CEC), and Organic content.
B. Submit soils report for review and approval after completion of grading operations. Soil Testing shall be performed by an agriculture-based lab, with detailed, written recommendations for soil amendments and fertilizers specific to ornamental landscape plants and turf.

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1.07 Product Delivery, Handling and Storage

A. All materials shall be delivered bearing nursery label with botanical, common names, including cultivars.

B. Carefully handle plant material to ensure that limbs are not broken during the planting or storage of the material.

C. Store plant material in a covered area on-site, protected from inclement or hot weather on-site. Keep root balls moist by frequent watering (during hot weather) of all accepted stock until such time as planting occurs.

1.08 Inspection of Plant Material

A. Notify the Project Manager a minimum of 48 hours prior to date of delivery. All plant material is subject to inspection at the time of delivery. A sample number of plants will be inspected for the following items:

If the sample....	then the plant shall be...
is healthy, shapely and well rooted	accepted.
bears a strong central leader	accepted.
is wilted, wind-blown or sunburned	rejected.
is root-bound, restricted or deformed	rejected.
does not bear a strong central leader or has been severely pruned back	rejected.

B. Stock to be consistent with CALFIRE Nursery/Tree Quality Cue card and Root Management Cue Card. Inspector may require contractor to remove tree or plant stock from plant containers to examine roots.

C. 15 gal tree needs to have at least 1” in basal caliper, a 24” box tree needs to have at least 2” in basal caliper, a 36” box tree needs to have at least 3” in basal caliper. Basal caliper is measured as 6” above the ground.

D. Based on the sample inspection, the Project Manager or Inspector reserves the right to reject any or all of the plant material delivered. All rejected plant material shall be immediately disposed of off-site.

1.09 Record Drawings

A. The Contractor shall keep an accurate record of the as-built conditions of the landscaping. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the “as-builts” to ensure compliance of the above.

PART 2 - PRODUCTS

2.01 Plants

A. The material to be planted shall conform to that indicated on the plans, unless otherwise accepted. The quantity shown on the Plans is approximate and is

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furnished for convenience only. Verify all quantities prior to ordering plant material.

2.02 Turf (Not Applicable)

A. Turf shall be *seed or sod*.
B. Seed –
   1. 98% pure, weed-free mixture with a minimum of 95% germination. Deliver on-site unopened and in the original containers.
   2. 100% Turf Saver RTF (Rhizomatous Tall Fescue) by Barenbrug or accepted equal.
   3. Rhyzome – Active Tall Fescue Blend by Pacific Coast Seed or accepted equal:
      34% Traverse Turf-type Tall Fescue
      33% 3rd Millennium Turf-type Tall Fescue
      33% Rhambler Turf-type Tall Fescue
   4. Turf seed mix shall be Blue tag certified.
C. Sod – Tall fescue blend with named, improved turf-type varieties only. Blend shall contain a minimum 25% Lateral Spread, Rhizomatous, or Self-Repair type tall fescue. Sod shall be non-netted, and contain no more than 10% Bluegrass.
D. Seed / Sod must be submitted and accepted by the Project Manager prior to ordering.

2.03 Soil Amendment

A. As recommended by soils test report.

2.04 Mulch

A. Regular "Walk-on" fir bark as manufactured by Redi-Gro Corporation, Sacramento, CA (916) 381-6063, Mallard Creek, Inc, Rocklin, CA (916) 645-1681, My Bark Company, Inc., Linden, CA (209) 649-4250 or accepted equal.
B. Decorative bark, shredded lumber or saw dust, and construction debris are not permitted. The mulch must be free of needles.
C. Contractor to use Approximately 400 cubic yards at existing site stock pile. Refer to Plans for Location of Stockpile.

2.05 Topsoil

A. Stockpiled, on-site material.
B. Imported topsoil shall be natural, friable, well-draining, free from admixture of subsoil and foreign objects larger than one inch (1") in diameter, free from toxins or any other harmful substance which may deter healthy plant growth.
C. Perform a soils test for all imported soil. Soil test shall comply with Section 1.06. Submit soils report for review and approval prior to import activities.

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2.06 Pre- and Post- Emergent Herbicide

A. Clean, and non-staining. Consult with a pesticide specialist.

2.07 Tree Stakes and Ties

A. Trees furnished in #15 nursery containers require 2” diameter stakes. Trees less than 8' in height require an 8' stake; trees 8' or greater in height require a 10' stake. Stakes shall be pine or Douglas fir (pressure or non-pressure treated).
B. Trees furnished in 24” boxes or larger require 3” diameter by 10’ long stakes. Stakes shall be, pine or Douglas fir (pressure or non-pressure treated).
C. Tree ties and Tree Guying shall be Super Tree Tie, bursting strength 300psi, tensile strength 300lbs , 1” vinyl impregnated Nylon, waterproof, Manufactured by: Arthur Enterprises. Cut to length. Color to be Green.

2.08 Native Broadcast Seed (Not Applicable)

A. Where required, broadcast seed shall be applied as follows:
   1. Upland areas

Elymus glaucus (Blue Wildrye)	10.0 lbs/acre
Nassella pulchra (Purple Needlegrass)	9.0 lbs/acre
Nassella cernua (Nodding Needlegrass)	6.0 lbs/acre
Melica caljfornica (Californiamelic)	3.0 lbs/acre
Vulpia microstachys (Small Fescue)	3.0 lbs/acre
Poa secunda (Native Pine Bluegrass)	3.0 lbs/acre
Bromus carinaws (California Brome)	2.0 lbs/acre

   2. Channel / Wetland Edges (bottom to 3’ above high water level)

Elymus trachycaulus (Slender Wheetgrass)	12.0 lbs/acre
Hordeum brachyantherum (Meadow Barley)	10.0 lbs/acre
Leymus triticoides 'Yolo' (Creeping Wildrye)	8.0 lbs/acre
Agrostis exarata (Bentgrass)	3.0 lbs/acre
Elymus glaucus (Blue Wildrye)	5.0 lbs/acre

   3. Wildflowers (addition to seed mix(es) above, if specified)

Clarkia amoena (Farewell to Spring)	0.5 lbs/acre
Eschscholzia caljfornica (California Poppy)	2.0 lbs/acre
Lupinus nanus {Sky Lupine)	3.5 lbs/acre
Nemophila menziesii (Baby Blue Eyes)	1.5 lbs/acre
Lasthenia californica (Common Goldfields)	1.5 lbs/acre

B. Areas with sandy, dry soil shall receive: Zorro Annual Fescue 6 lbs/acre, Rose Clover 9 lbs/acre

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C. A fertilizer consisting of 15-15-15 shall be applied at a rate of one half pound per 1,000 square feet. Fertilizer shall be Natural-based, slow release, and balanced in N, P, & K.
D. Seed for creek banks shall conform to the latest requirements of the California Department of Fish and Game.

PART 3 - EXECUTION

3.01 Site Preparations

A. Prior to start of landscaping work, review the site conditions to verify that final grades have been established, plant/turf beds are weed free, and the irrigation system is operational as shown on the Plans and as indicated in the Specifications.
B. For landscaping within all street right-of-ways, conduct a soils analysis test of the existing soils and remove all lime-treated soils, aggregate base or other non-organic material to a minimum depth of two feet before planting or irrigation installation. Import topsoil to bring the finish grade to specified grades. Submit the soils analysis test results of the imported material prior to import.
C. Notify the Inspector immediately of any existing conditions which are unacceptable for the commencement of landscaping work.

3.02 Coordination of Work

A. Coordinate all work with other trades.

3.03 Preparation of Planting and Turf Areas (Not Applicable)

A. Upon completion of grading and underground activity, Contractor shall obtain a soils test as outlined in 1.06.
B. Place stockpiled topsoil in all areas to receive planting or turf to a minimum depth of twelve inches (12”).
C. Rip topsoil surface in two directions to a minimum depth of twelve inches (12”).
D. Spread soil amendments at the rates indicated in the soils report.
E. Rototill amendments to recommended depths. Till amendments to a depth of 6” or as recommended by soils report.
F. Remove all rock and debris which are greater than ½ inch in areas to be turfed and one inch (1”) in areas to be planted.
G. All planted and turf areas to be smooth and uniform in grade as shown on the Plans.
H. Planting areas to be sloped to drain as shown on the Plans.

3.04 Storage of Plants and Trees

A. Protect materials from deterioration during delivery and storage. Adequately protect plants from drying out, exposure of roots to sun, wind or extremes of

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heat and cold temperatures. If planting is delayed more than 24 hours after delivery, set plants in a location protected from sun and wind. Provide adequate water to the root ball package during the shipping and storage period, including weekends and Holidays.

B. Soil moisture shall be maintained above wilting point and below field capacity for the root ball substrate or soil.

C. All plant materials must be available for observation prior to planting. Any plants determined to damaged or distressed due to improper watering may be rejected by inspector and shall be replaced at no cost to City.

3.05 Plant Installation

A. Tree and Shrub Planting

1. Remove only those plants which will be planted the same day. Place such plants in the proposed locations for review and accepted by the City prior to actual planting. Notify the Inspector a minimum of 48 hours prior to day of planting.
2. Dig planting pits as shown on the Plans and as shown in the Parks Construction Standards. Scarify the sides and bottom of pit to prevent glazing. Fill pit completely with water and allow the water to completely drain from the pit prior to actual planting.
3. Relocate any plantings taller than 6” in height that fall in front of any irrigation head in order to ensure proper coverage of the irrigation system.
4. For pits that retain water, completely penetrate the hardpan layer at the bottom of the pit and backfill with topsoil. Fill pit with water to test and ensure proper drainage.
5. Prior to tree planting a central leader needs to be established by structural pruning, as necessary. Codominant leaders need to be removed or suppressed by structural pruning. Refer to the CALFIRE "Tree Training", "Tree Planting", and "Tree Quality" cue cards and "Tree and Plant Root Management Standard and Quality Expectations" contained in Section 5 of these Standards.
6. Plants shall be removed from their containers only at the time of placement within the plant pit. Perform root pruning on all four sides of the root ball by shaving and cutting away the root ball periphery to reduce the amount of circling roots. Starting from the top and then cutting/slicing down to the bottom of the root ball. On a 15 gal container at least 1-1.5 inches of the root ball periphery needs to be removed by slicing or shaving. On a 24” and 36”box tree at least 2 inches of the root ball periphery needs to be removed by slicing or shaving. A sharp hand pruning saw needs to be used for the slicing or shaving of the root ball. Refer to the CALFIRE "Root Management" cue card contained in Section 5 of these Standards. This process will

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remove many girdling and circling roots deflected by the container wall and allows for root penetration within the planting basin. Spread all roots to the side to allow proper root development. Add native backfill and amendments as shown in the Parks Construction Standards and as recommended by the soils testing laboratory.

7. Plant tree at least three inches (2”) above grade on mount to prevent bowl effect. The tree’s beginning root flare must be located at top of grade with installed sod.
8. Carefully place plant into the plant pit without damaging the root ball. Water the backfill until saturated. For trees, water in by hand after planting using at least ten (10) gallons of water, minimum.
9. Construct berm and place tree stakes and install mulch per the Parks Construction Standards. Mulch is required for trees within the turf area.
10. Where mowing will occur, provide an eight-foot (8') minimum horizontal clearance between trees and other site improvements, including shrubs.
11. Tree ties should be installed via a figure eight loop and each tie shall be secured with a nail on the tree stake. Install two (2) Arbor Ties at 2/3 of tree height and two (2) Arbor Ties at ½ of tree height.
12. Tree stakes should be inserted into the ground to a minimum depth of 18".

B. Groundcover Planting
   1. Place groundcover plants in neat, straight, and parallel rows, triangularly spaced as shown on the Plans and as indicated herein.
   2. Start the first row of planting at a distance equal to the on-center spacing required per plan, minimum, from the edge of the adjacent hardscape, mow band or header board.
   3. Groundcover shall be installed to the outside edge of the water basins of trees or shrubs.

3.06 Seeding- Turf and Native (Not Applicable)

(Hydroseeding for turf or natural areas)

A. Lightly scarify areas to be hydroseeded.
B. Tank, hose and associated apparatus must be thoroughly clean and free of debris or other material prior to placement/spraying of seed.
C. Hydroseed turf mix shall contain the following:

Material	Application Rate
Turf Seed	Per Manufacturer’s Recommendations
Wood Cellulose Fiber Mulch	60 lbs. per 1,000 SF
Binder	Per Manufacturer’s Recommendation
Fungicide turf only	1/3 lb. per 1,000 SF

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Fertilizer	Per soils lab recommendation and as approved by Parks, Recreation & Libraries Department
Soil Conditioner	Per Soil Conditioner soils lab recommendation and as approved by Parks, Recreation & Libraries Department

D. Blend mix in a hydraulic mixer until all material is consistently blended.
E. Apply mix at a rate of 125 pounds per 1,000 square feet unless otherwise recommended by the manufacturer.
F. Spray mixture consistently over the area to be hydroseeded. Protect adjacent areas such as paving, walls, play areas and other from overspray.
G. At the end of each day of spraying operations, clean up all areas where overspray has occurred.
H. Once seed is placed, it should not be allowed to dry out.

3.07 Sod- Turf (Not Applicable)

A. Remove all “humps” and depressions prior to sodding.
B. Keep all sod rolls shaded and moist prior to installation.
C. Do not store sod rolls more than one (1) day. Sod shall be laid upon delivery.
D. Unroll sod one at a time for immediate installation.
E. Provide tight seam between rolls of sod (less than 1/8” gaps).
F. Stagger rows so that the ends of sod rolls are stepped.
G. For turf areas where sod is partially provided, add topsoil at all transition edges to same as finish grade.

3.08 Mulch

A. Prior to placing mulch, apply post-emergent herbicide to any weeds present, per label directions.
B. Prior to placing mulch, apply pre-emergent herbicide in all planting areas, per label directions.
C. Apply three inches (3”) of mulch in all landscape planter areas.
D. Keep mulch a minimum of three inches (3”) away from the trunks of all woody shrubs and four inches (4”) away from all trees. Taper mulch profile away from this point to prevent subsequent collection of mulch against trunks.

3.09 Watering

A. Upon completion of each planting or turf area, irrigate appropriately to ensure proper health and growth.
B. Continually adjust the irrigation for plant needs regardless of air temperature.

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3.10 Clean-up

A. Upon completion of planting operations, collect and remove from site all empty plant containers, debris, rubbish and other trash.
B. Sweep clean and wash all hardscape areas.
C. Clean up shall occur, at minimum of once a week, at the end of the work week.
D. Maintain the entire site in a clean condition to the satisfaction of the City.

3.11 Pre-Final (Punch List) Review

A. See Section 011000 1.16 of the Summary of Work for notification process.
B. The following conditions must be met in order for planting to be considered towards substantial completion, as required to enter into the establishment period described in Section 011000, 1.16:
    1. For seeded turf:
        a. Upon completion of the second mowing of completely germinated turf. Second mowing is defined as full coverage of turfed area 90% weed free.
        b. Root depth – Turf grass roots shall be healthy, creamy-white in color and be 4” or greater in length/depth as measured from the soil surface to root tip. This shall be consistent throughout turfed area.
        c. Turf shall be of uniform green color with no visible signs of stress due to soil fertility, moisture, disease or pests.
    2. For sodded turf:
        a. Accepted installation of the sod.
        b. Turf shall be of uniform green color with no visible signs of stress due to soil fertility, moisture, disease or pests.
    3. For trees and shrubs:
        a. Trees and shrubs shall be properly installed, and with no visible signs of stress due to soil fertility, moisture, disease or pests.

3.12 Establishment Period

A. Active maintenance is required throughout the entire establishment period:
    1. Maintain turf to a height of two and one half inches (2-1/2”) for cool season turf varieties and one and one half inches (1-1/2”) for warm season turf varieties. Maintained height shall be measured from the surface of finish grade to the top of the leaf blade throughout the establishment period, and mowed as frequently as required to maintain said height. At no time shall the leaf blade be mowed or cut more than 1/3 of the length of the blade. Root mass/depth must remain consistent as measured at the start of establishment or greater.
    2. Edge all turf areas along hardscape edges.
    3. Re-seed all bare areas within the turf as soon as evident.
    4. Immediately replace all dead plants.

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5. As necessary, raise all trees and shrubs which have sunk within the plant pit beyond the levels indicated in the Standard details.
6. Keep all areas free of weeds, pests and disease.
7. For trees located in turf areas, maintain a circle free of turf at a distance described in the Standard details

B. Prior to the start of the final thirty (30) days of establishment:
1. All plant replacements shall be completed.
2. All plantings and turf shall be thriving and in a healthy condition.
3. The lack of active maintenance prior to the final thirty (30) days may constitute a delay in the start of the final thirty (30) days of the establishment period.

3.13 Final Review

A. The Inspector shall review the site for completion of items noted, but not limited to, “B” below. All corrective action is required to enter into the final thirty (30) days of establishment.
B. The site shall be prepared for review, by ensuring that:
1. All spray heads have been properly adjusted,
2. Dead plants have been replaced,
3. Planting areas have been weeded,
4. Turf areas have full germination, are consistent in green color and are weed-free,
5. Walkways and paved areas have been swept and washed, and
6. Turf roots meet standards outlined in 3.10

C. Failure to complete any one or all of the above items may constitute non-performance of the final review and will require re-scheduling. In this case, the cost of the extended establishment period shall be at no additional cost to the City.

PART 4 - GUARANTEE

4.01 General

A. Contractor shall provide a written guarantee covering all plant materials (trees & shrubs) furnished by him to be free of all defects or disease and that all plants are in a healthy and thriving condition at the completion of the contract. Deciduous plant material shall be warranted beyond the time of contract completion until such time as growth becomes evident.
B. All plants, except those provided by the City, shall be warrantied for a period of one (1) year, commencing on the date of final acceptance. The warranty shall be as outlined in Section 011000: Summary of Work, paragraph 1.19.

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END OF SECTION

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SECTION 33 00 00
UTILITIES

PART 1 - GENERAL

1.01 General Requirements

A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
C. The standards set forth in the City of Roseville Design and Construction Standards, latest edition, for storm drainage throughout the project and for sanitary sewer installations within the public rights-of-ways, easements, or as shown on the improvement plans shall be in addition to the standards provided herein.
D. The standards set forth in the latest edition of the California Building Code (CBC) for sanitary sewer installation within the project site, outside of the public right-of-way or easement shall be in addition to the standards provided herein.

1.02 Description

A. Furnish all labor, materials and equipment for the complete installation of the storm drain system and sanitary sewer pipe, and necessary appurtenances as shown on the Plans and as specified herein.
B. Submit a materials listing for review and approval prior to commencement of specified work.

1.03 Related Work

A. Section 31 10 00: Clearing and Grubbing
B. Section 31 20 00: Earthwork

1.04 Safety Requirements

A. Furnish, install and maintain required sheeting, shoring, bracing, and other methods to ensure complete and safe work environment for all workers. Upon completion of work, remove all bracing, shoring, etc. in its entirety, unless otherwise directed by the Inspector.
B. Prior to excavation or trenching, the Contractor shall contact USA Alert (800)
C. 227-2600 to locate all known utilities a minimum of 48 hours prior to start of work. During the course of construction, the Contractor shall take every precaution to maintain and protect utilities noted to remain. Said utilities shall remain operational at all times, unless otherwise noted on the plans.

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D. The existing utilities are shown on the Plans based on the information available at the time of contract document development. The City shall not assume responsibility for any inaccuracies or incompleteness of the Plans based on such information. The Contractor shall immediately notify, upon damage of any pipeline or facility, the Owner and/or its agents and take every action necessary to repair or replace damaged facilities to the satisfaction of the Inspector, and at no additional cost to the City.
E. Trenches, excavations and repair of pavement shall be consistent with Section 31 20 00: Earthwork.

1.05 Coordination

A. The piping system as shown on the Plans is diagrammatic. The Contractor shall make reasonable adjustments to the layout to avoid conflicts, based on actual field conditions. Said changes shall not interfere with the design intent of the system.

1.06 Tolerance

A. The allowable tolerance for the installation of pipe is 0.05 feet within grades or spot elevations indicated on the Plans.

1.07 Product Storage

A. Take every precaution to protect the materials and pipes from damage during the delivery, storage and installation of the pipe system. Store in a cool, contained area, protected from direct sunlight and per manufacturer's recommendations. Pipe shall be supported on firm level ground at the site.

1.08 Record Drawings

A. The Contractor shall keep an accurate record of the as-built conditions of the storm drain and sanitary sewer system. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the "as-builts" to ensure compliance of the above.

PART 2 - PRODUCTS

2.01 General

A. All products shall conform to City of Roseville Design and Construction Standards, latest edition, except as noted below.

2.02 Drain Pipe

A. Solid drainpipe shall be PVC SDR 35 and shall conform to ASTM D1784, or accepted equal. Gasketed connections shall conform to ASTM F477.

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B. Perforated drainpipe shall be smooth walled PVC, open per Caltrans Section 68-1.02K, or accepted equal.

2.03 Drain Rock

A. Drain rock shall be Class 2 washed, ¾" diameter.

2.04 Filter Fabric

A. Filter fabric shall be Mirafi 140N, or accepted equal.

2.05 Drains

A. Drain Inlets shall be pre-cast and a minimum size of twenty-four inches (24") square or round by Jensen Precast, or accepted equal.
   1. Grate shall be heavy duty, cast iron, walk-on, and bolt down.
   2. Box extensions shall be Jensen Precast, or accepted equal.
   3. The base shall be six inches (6") thick.
   4. Walls shall be six inches (6") thick.
   5. A "No Dumping" Metal Storm Drain Marker shall be affixed to the concrete color of each drain inlet (See Detail DR-20)
   6. Contractor may install cast-in-place drain inlets in lieu of pre-cast drain inlets. Submit shop drawings and concrete mix design for review and approval.

B. Channel Drains for baseball/softball backstop areas shall be Polycast 600 series pre-sloped trench drains with galvanized steel slotted grates or accepted equal.

C. Sanitary sewer clean outs shall be as specified in the City of Roseville, Design and Construction Standards, latest edition.

2.06 Manholes

A. Manholes shall have tongue and groove joints, be forty-eight inches (48") minimum in diameter, meeting ASTM C-478.

B. Covers shall be cast iron.

C. All components shall conform to the City of Roseville Design and Construction Standards, latest edition.

2.07 Tracer Wire

A. Insulated solid copper wire, minimum #12 gauge. Color shall be green.

2.08 Sanitary Sewer Pipe

A. Vitrified clay pipe (VCP) shall be as specified in Section 91 Sanitary Sewer in the City of Roseville, Design and Construction Standards, latest edition.

B. PVC SDR 35 may be used for drinking fountain drain applications only, with prior approval, and shall conform to ASTM D3034.

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2.09 Potable Water Warning Tape

A. On sites with both Recycled water and potable water lines. Blue plastic tape, 3 inches wide, with the words “CAUTION: POTABLE WATERLINE” imprinted in minimum 1-inch high, black letters. Imprinting shall be continuous and permanent.

2.10 Extended Range Ball Markers

A. Extended Range Ball Markers shall be EMS Extended Range Ball Marker 4” Diameter Ball Marker in color Red, manufactured by 3M or as approved equal.

PART 3 - EXECUTION

3.01 General

A. All pipes shall slope uniformly from given elevations shown on the Plans.
B. All pipes shall be accurately laid true to line and grade, utilizing accepted construction methods.
C. Damaged or cracked pipe and fittings shall not be installed and shall be removed from site.
D. Install all pipe in locations shown on the Plans, except where existing conditions necessitate minor changes.
E. All pipe and fittings shall be kept clean and closed throughout the course of construction.
F. Connections to existing sanitary sewer stubs shall be “TV-ed” and air tested prior to the start of construction per the City of Roseville Design and Construction Standards, latest edition.

3.02 Installation

A. Installation of the specified pipe lines shall conform to the City of Roseville Design and Construction Standards, latest edition.
B. Notify the Inspector a minimum of 48 hours prior to covering of work to ensure timely inspections.
C. Cutting of AC or concrete paving shall be clean, vertical and straight, using a saw, or other tool specific to this application. Replace paving to existing or better condition prior to work.
D. Trench and backfill shall be per City of Roseville Design and Construction Standards, latest edition.
E. Catch basins and drain inlets shall be installed with a concrete collar with “No Dumping” message and fish symbol depressed into the concrete or bolted in place, consistent with Drawing DR-20 the City of Roseville Design and Construction Standards, latest edition.

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F. Drain inlets installed in mulched planter areas shall have a 12-inch wide collar of 2- to 6-inch river cobble placed over filter fabric.
G. Channel drains shall be set per manufacturer's instructions. Place slotted grates along the entire length of the backstop, including wing fencing, wherever concrete is placed adjacent to the backstop system. Provide a below grade piped connection at all gate openings into the infield area. Do not install grated drain sections at these entry/exit points.
H. Manholes shall be per City of Roseville Design and Construction Standards, latest edition. Install grate flush with finish grade.
I. Sanitary Sewer Clean-outs shall be installed with 3M ball markers and shall be located within planted or turf areas, whenever possible. Place clean-outs at 100' intervals throughout the project. Clean-outs shall not be located within play areas. Install per City of Roseville Design and Construction Standards, latest edition.
J. Upon completion, thoroughly flush storm drain system in the presence of the Parks Inspector.
K. Installation of Extended Range Ball Markers in each EV box per manufactures recommendations. Location as shown on Plans.

3.03 Tracer Wire

A. Install tracer wire on top of the potable water lines
B. Tracer wire shall be continuous with no splices.

3.04 Potable Water Warning Tape

A. To be used on all potable water piping installed within the same project limits as on-site recycled water piping.
B. Install plastic warning tape in pipe backfill, six inches above pipe, for the entire length of the pipe.

3.05 Cleaning

A. Keep site clean at all times. Remove from the site all debris and rubbish and legally dispose.

END OF SECTION

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APPENDIX A:

CITY OF ROSEVILLE CONSTRUCTION
STANDARDS SECTION 71

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SECTION 71: STREETS

71-1 GENERAL

Street surface improvements shall include: barricades, bikeways, bridges, bollards, curb, curb & gutter, driveways, pavement, curb ramps, sidewalk, survey monuments and tunnels. These improvements shall be installed in accordance with the approved improvement plans, these Construction Standards and the latest edition of The State of California Department of Transportation Standard Specifications hereinafter referred to as the Caltrans Standard Specifications latest edition and as specified by the City Engineer. No Street shall be cut, nor any public improvement disturbed until the Developer/Contractor has obtained an encroachment permit from, and/or entered into a subdivision agreement with the City.

71-2 CONNECTION TO EXISTING IMPROVEMENTS

Connection to existing surface improvements require that the following conditions be met:

A. Existing Stub Street Connection: The Developer shall be responsible for removing and reconstructing a portion of the existing roadway to make a satisfactory connection, as required by the City Engineer.

B. Street Widening: When widening to complete a partial street along a development project, the Developer shall be responsible for saw cutting and removing a narrow strip along the outside portion of the pavement to provide a clean and stable pavement section for constructing against. The width from centerline shall be shown on the approved plans or as determined in the field, and verified by the City Engineer. PCC pavement may be placed against the existing pavement if the City's Construction Inspector determines the pavement edge is flawless. Joints for PCC pavement shall be placed along a lane line or in the center of a lane. Following construction of the adjacent curb and gutter, paving shall not commence until the City's Construction Inspector is satisfied that the cross grade between the existing pavement edge and the new gutter lip conforms to or approaches the City's required 2% cross grade. 3% is the maximum cross grade allowed on this AC pavement section unless shown on the approved plans.

C. Sawcutting: When sawcutting within an asphalt concrete street for trenching or other purposes, Contractor shall grind 1-1/2 inches of pavement between the lane lines (from lane stripe to lane stripe). Upon completion of the sawcutting and/or trenching work, where the sawcutting occurs between the curb and gutter and nearest lane stripe (including bike lanes), the same 1-1/2 grind shall be required. Contractor shall place a Petromat fabric or approved equal by the City and overlay from lane stripe to lane stripe, or curb to lane stripe and restripe or replace any delineators removed during the grind.

When sawcutting within a PCC street for trenching or other purposes, the work shall conform to Construction Standard Detail ST-54.

71-3 CONSTRUCTION STAKING

Construction staking shall be provided by the Developer for all surface improvements. Such staking shall provide the station and offset, as well as the cut to the nearest hundredth (0.01) of a

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foot. Stakes shall be provided at a minimum of every 50 feet in tangent sections and every 25 feet in curved sections. Monuments shall have straddle ties placed.
Cut sheets for the appropriate phase of work shall be on-site and shall be furnished to the City's Construction Inspector upon request.

The engineer's surveyor shall stake the grades and location for the top and bottom of slope for all curb ramps.

71-4 INSTALLATION

A. Subgrade: Note: The geotechnical engineer shall closely monitor and test subgrade fills to assure the material meets soil R-Values identified in the street design portion of the project soils report. If R-Values differ from the soils report, structural sections shall be adjusted (including plan revisions) by the design engineer and approved by the City Engineer. Where mehrten (mehrten mudflow breccia and /or mehrten conglomerate), lava cap material, cobbles or other stable native subgrade materials are encountered upon commencement of street grading, the respective material may be substituted for processed subgrade, and/or aggregate subbase and /or aggregate base. This is conditional upon confirmation by the geotechnical and design engineers (and approval of the City Engineer) that the existing subgrade/subbase/base section thicknesses and composition will meet or exceed traffic index and R-Value requirements for the respective street. A minimum of 3 inches of Class II aggregate base shall be required on such substituted material on which to pave.

Soils testing for relative compaction shall reference ASTM D1557-78 test methods.

1. **Subgrade for Sidewalk and Curb Ramps, Curb and Gutter, Driveways and Pavement -** Subgrade shall be processed to 95% relative compaction, minimum 6 inches plus, and shall be tested and certified by a geotechnical engineer, licensed in California. Written certification shall be provided to the City's Construction Inspector prior to the placement of minor concrete (and aggregate base or aggregate subbase for pavements). For meandering sidewalks, Class II aggregate base may be substituted for native subgrade at the Contractor's discretion and shall be processed to 95 % relative compaction.

   Additionally, subgrade stability for curb, gutter and sidewalk and pavement shall be load tested by proof rolling with a loaded, minimum 3,000 gallon water truck (or equipment of equivalent weight as approved by the City's Construction Inspector) in the presence of the City's Construction Inspector, the Geotechnical Engineer and the Contractor. The proof roll test shall be repeated following corrective measures. Prior to placement of aggregate base, deflection in the subgrade shall be eliminated. Placement of aggregate base shall not commence without the approval of the City's Construction Inspector.

   Where mehrten (mehrten mudflow breccia and/or mehrten conglomerate), lava cap material, cobbles or other native subgrade material not conducive to the operation of the concrete extruding machine are encountered, that material shall be removed to a depth of 6 inches below top of subgrade, and shall be replaced with native or imported soil (acceptable to the City's Construction Inspector and the geotechnical engineer) compacted as specified above.

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Aggregate base is not included in the structural section for monolithic sidewalk and Type 1 or Type 2 curb and gutter. Aggregate base may be used for meandering or otherwise detached sidewalk.

Sidewalk subgrade exposed upon removal of existing sidewalk shall remain intact unless it is determined by the City's Construction Inspector to be unstable. In this event, it shall be processed per the preceding paragraphs.

Deflecting, unstable areas shall be corrected per the recommendation of the Geotechnical Engineer and upon the approval of the City's Construction Inspector prior to placement of aggregate base, or concrete curb, gutter and sidewalk.

ORDER OF WORK: Street subgrade preparation, minor concrete placement and placement of any aggregate base or subbase for pavement within the City right-of-way shall conform to the following sequence of operations, notwithstanding Section B. below. Prior to placement of aggregate base in the City right-of-way, the contractor shall:

a. Complete underground work outlined in Section B, below.

b. Process and compact subgrade for curb, gutter, sidewalk and pavement, back of sidewalk to back of sidewalk.

c. Complete construction of curb, gutter and sidewalk after approval of the subgrade by the City's Construction Inspector.

d. In addition to Section 90-8 Protecting Concrete, the Contractor shall protect newly placed concrete finish from rainy conditions, graffiti, and weather related damage. In addition, all Contractor wheeled equipment shall not travel within 1 foot of the lip of gutter in the first 24 hours following concrete placement. Contractor's vibratory compaction equipment shall not operate within 72 hours and until all adjacent sidewalk, curb and gutter concrete has reached a minimum of 1400 psi compressive strength.

e. Complete finish grading of subgrade for pavement, conduct proof rolling test and begin placement of aggregate subbase and/or aggregate base after approval of the finished subgrade by the City's Construction Inspector.

B. Aggregate Base and Subbase: Roadway aggregate base and subbase, lime/cement treated base and sidewalk, curb and gutter shall not be placed until the following items of construction within the City street right-of-way and Public Utility Easement (PUE) are completed:

1. Installation of underground sewer and water systems and testing or televising, and approval of same by the Development Services Construction Inspector.

Completion of testing for the presence of bacteria and the water system tie-in shall not be requirements for the approval of commencement of surface improvement construction. However, the water main tie-in shall be completed prior to paving. The Contractor shall

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schedule operations such that the curb, gutter and sidewalk pour shall not be conducted on the same day as the water tie-in.

2. Installation and mandrelling of the non-rigid underground storm drain pipe and approval of same by the City's Construction Inspector.

   Installation of electric, natural gas, telephone, traffic signal (including interconnect) and cable TV, including mandrelling and testing of all conduits, installation of 4x4 markers a minimum of 2 feet high, painted red, buried at the crossing ends (if conduit ends do not extend up from finish grade). This includes all dry utility crossing and longitudinal trenches.

3. Backfill and compaction testing of all trenches related to the above and approval of same by the City's Construction Inspector.

All aggregate base and subbase (AB and ASB) shall be installed per provisions in Sections 25 and 26 of the Caltrans Standard Specifications. AB and ASB shall be compacted to 95% relative compaction. An oil seal is not required on the AB surface. If required by the City's Construction Inspector, AB and ASB shall be tested for compaction and approved by geotechnical engineer, licensed in California. It shall be proof rolled as specified in Section 71-4,A.1 above if requested by the City's Construction Inspector. Written certification of compliance to these requirements shall be provided to the City's Construction Inspector.

Aggregate base shall be installed as a base for pavement where specified on the approved plans including over lime and fly ash or cement treatment is used to stabilize the ASB.

Aggregate base in any thickness determined by the contractor may be used for meandering sidewalk wherever that sidewalk is not connected to the back of curb, or as a base for A-7 driveways outside the sidewalk at the curb returns. All aggregate base shall be compacted to 95%.

Where lone valley gutters are placed within the City pavement as in an alley, the aggregate base section for the gutter shall extend to the same depth as the aggregate base section for the adjacent asphalt concrete pavement.

Prior to paving, deflection in the compacted AB shall be eliminated. Paving shall not commence without the approval of the City's Construction Inspector.

Lime/fly ash or other stabilizers may be permitted for subbase stabilization as recommended by the geotechnical engineer and shall not be used as a substitute for structural section components. The City, following addition and processing of lime/fly ash or cement shall require mandrelling of all non-rigid and shallow rigid underground utilities at the discretion of the Development Services Construction Inspector. All utility systems shall be cleaned as appropriate. In the event a dig up and repair is required following lime/cement treatment of ASB; the entire excavation shall be backfilled with either 2-sack cement slurry to finish subgrade, or dry native material compacted and conforming to the Construction Standards to within two feet of finished subgrade and top of two feet of excavation shall be two-sack cement

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slurry. Subgrade stability for roadway and/or concrete curb, gutter & sidewalk shall be reload tested by proof rolling with a loaded 3,000 gallon water truck and approved by the City Construction Inspector prior to the placement of aggregate base.

C. Minor Concrete: All concrete curbs, curb & gutters, sidewalks, curb ramps, driveways, bus stop pads and turnouts shall be installed per provisions in Section 73 of the Caltrans Standard Specifications, and the Construction Standard Details ST-17 through ST-30 and ST-35 and ST-37 including the following provisions:

1. **Thickness**: All residential and commercial sidewalks shall be either 6" thick, or 4" thick with 4" of compacted aggregate base.

   All commercial driveways, round-a-bout centers and bus turnouts shall be 8" thick, with number 4, grade 60 rebar, on 18-inch centers each way. Rebar shall be set on 3 inch concrete dobies/rebar supports at three foot maximum spacing each way. The dobies shall include wire ties. See the Construction Standard Details.

   Base for commercial driveways may be processed native subgrade or 3/4–inch aggregate base compacted to 95% relative compaction.

2. **Finishing**: Concrete shall not be placed or finished in the rain. It shall be the Contractor's responsibility to schedule construction operations accordingly.

   All gutters shall be flow tested with water during the pour to assure proper drainage. Following concrete finishing, no water shall pond in the gutter pan.

   All concrete surfaces shall be completed with a medium broom finish unless otherwise specified. A heavy broom finish is not allowed. A concrete finish not conforming to the Caltrans Standard Specifications with regard to blemishes and alignment tolerances shall be cause for rejection of the work.

   No stamps advertising construction companies or other private concerns shall be placed in the concrete.

   A detectable warning (truncated dome) panel shall be placed at the back of curb line, immediately behind the curb and gutter, centered in the opening to the street (regardless of slope) at every curb ramp (And shall not be sized as shown on the Case C ramp on Caltrans Revised Standard Plan RSP A88A). At minimum, the panel shall consist of a one piece, 4 foot by 3 foot panel but shall be sized according to the path of travel dimension (e.g., 5 foot by 3 foot in the case of an A-7 Driveway (ST-22)). The long dimensions of the panel shall be along the face of curb. The top, flat, dome panel surface (excluding the domes) shall be placed flush with the adjacent top of concrete surface.

   Any runoff water standing behind the curb, on the panel, or concrete voids under the panel, shall be cause for replacement of the panel. See Section 71-5 (Materials).

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3. **Tool joints and score marks**: Tool joints and score marks shall be placed through the sidewalk, curb and gutter section at the following intervals for the sidewalk widths indicated. All tool joints shall be a minimum 2 inches. There shall be no expansion joint material used in the City right-of-way.

   The purpose of the tool joint is to separate the aggregate and control cracking. During concrete finishing, after placement of a minimum 2 inch deep tool joint, the joint shall be redressed/finished with a 3/8 inch joint tool, per Detail ST-17.

Sidewalk Width (feet)	Deep Tool Spacing (feet)	Score Mark Spacing (feet)
4	12	4
5	10	5
6	12	6
8	12	6
10	10	n/a

   A score mark shall be placed at the back of the curb for the total length of all monolithic curb, gutter and sidewalk including through curb ramps and driveways. The above intervals for perpendicular score marks in sidewalk shall also apply through curb ramps and driveways.

   All barrier curb and valley gutters shall include deep tool joints at 12 foot intervals maximum.

   The use of sawcutting in lieu of deep tool joints is not acceptable.

4. **Grades**: All sidewalks (including portions through driveways and curb ramps) shall be constructed with a minimum cross grade of 1% and a maximum of 2%. Parallel to the street, the grade of the curb ramp landing shall conform to the longitudinal grade of the street.

   The cross-slope of curb ramps shall be 2.0% maximum. At pedestrian street crossing without yield or stop controls and at midblock pedestrian street crossings, the cross slope shall be permitted to equal the street or highway grade. However, the designer should strive to hold the 2.0% cross slope before deciding to match the street or highway grade. In most cases, the 2.0% can be held and a detail would be needed to show the transition and the pavement/sidewalk conformance. To accomplish this, the gutter pan must be warped before additional slope, beyond the 2%, is introduced outside of the curb ramp itself (on the pavement and sidewalk). The cross slope of the curb ramp should also not exceed that of the crosswalk regardless of the roadway profile grade.
   For all curb ramps the maximum of 8.33%.

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For the ramp to the lower side of the landing, (where the ramp must be shortened to achieve the minimum 7% grade), 4 feet shall be the minimum length transition allowed.

For meandering sidewalks, the maximum grade in the direction of travel shall be 5% if the street grade allows. If the longitudinal street grade exceeds 5%, the curb side of the meandering sidewalk shall parallel the grade of the back of curb, maintaining a grade of 2% from the edge of sidewalk to the back of curb. For all meandering sidewalks, a minimum cross grade of 2.0% shall be maintained from the edge of sidewalk, across the planter to the back of curb. Where curb ramp landings adjoin the back of curb, the top of curb shall be sloped up from the gutter flow line 1.0% to 2.0% to the back of landing for Type 1 and Type 2, curb and gutter (Detail ST-22).

Gutter slope from lip to flowline shall be as shown on Detail ST-17. The maximum grade shall not be greater than 5%. The minimum shall not be less than 4% for both the Type 1 or 2 curb and gutter.

The preceding slope specification conform to ADA, California Division of the State Architect, and Caltrans Standard Specification requirements. Any finished concrete not conforming to theses slope specification shall be removed and replaced by and at the expense of the contractor.

5. **Monolithic sidewalk, curb and gutter**: All adjoining sidewalk, curb and gutter shall be poured monolithically.

6. **Curb and gutter installation in an existing street**: In an existing asphalt concrete street, a minimum width of 24 inches of existing asphalt concrete paving shall be removed outside the proposed gutter lip and the lip poured against a form board.

   In an existing PCC street, if the City Inspector determines the pavement edge is flawless the curb and gutter may be poured against the existing pavement. For streets with bike lanes the existing pavement shall be removed to the bike lane strip and the lip poured against a form board. For streets without bike lanes a minimum width of one-half of the exiting joint spacing of existing pavement shall be removed outside the proposed gutter lip and the lip poured against the form board.

   The resulting patch on all streets between the gutter lip and the existing pavement shall be 6 inches thick minimum, or the thickness of the existing pavement, whichever is greater. The pavement patch shall be placed within 2 weeks of the conclusion of the concrete curb and gutter pour.

7. **Curb Ramps, General**: See Details ST-22, ST-26, and ST-27. Other ramp configurations in the Caltrans Standard Plans may be used upon the pre-approval of the City Engineer only if site conditions prohibit use of Roseville's standard ramps.

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All grade changes at the back of walk for curb ramps shall be staked by a licensed surveyor, conforming to these Construction Standards.

Specifications for curb ramps in the Construction Standards take precedence over the Caltrans Standard Plans and Specifications. Where there are discrepancies between details shown on the approval plan sheets and the Construction Standards, the plans shall be revised to conform to the Construction Standards unless specifically approved by the City Engineer.

8. **Epoxy Work**: Epoxy shall be liberally applied to a minimum of 95% of all existing surfaces to be connected. Epoxy shall be two-part and conform to ASTM C 881/ AASHTO M 235, see Section 71-5 (Materials).

9. **No Sidewalk at Back of Retaining Curb**: At any curb ramp, no pedestrian surface (i.e., concrete, asphalt concrete, paving stones, etc.) adjacent to the back of sidewalk, shall be constructed within 3 feet behind the retaining curb. This area shall be finished with landscaping, cobbles or other non-pedestrian surface only. If the occasion arises wherein the City Engineer determines that placing concrete behind the retaining curb is justified, the top and face of the retaining curb shall be painted yellow.

10. **Curb, Gutter and Sidewalk Patching**: Patch material shall conform to Section 71-5 (Materials). A professional concrete mason shall apply the patch. The patch shall be flush with the existing concrete and a similar finish shall be maintained. The City's Construction Inspector shall determine if the damage to the concrete warrants patching. Generally, any conspicuous damage shall be patched.

11. **Dowelling New Concrete to Existing**: When pouring combinations of sidewalk or curb and gutter contiguous to existing, the existing concrete vertical face shall be doweled 3 feet on center with 16 inch long, grade 60, #4 rebar penetrating 4 inches into the existing curb, 4 inches below top of curb. The dowel hole shall be 5/8-inch diameter at a slight angle horizontally. The penetrating portion of the dowel and the entire cleaned vertical surface of the adjoining existing concrete shall be 95% coated with two-part epoxy. All abutting sidewalk shall be doweled mid-section with 2 dowels for 4 through 6 foot wide sidewalk and 3 dowels for wider sidewalk. Abutting curb and gutter ends shall 2 dowels installed, 18 inches apart, centered on the curb and gutter section. See Section 71-5 (Materials) for epoxy.

    Where the street side of the meandering sidewalk meets the back of curb at less than a 90 degree angle, the return to the back of curb shall be a minimum 18 inch radius or 18 inch space shall be provided between the front face of sidewalk and the back of curb.

    Replaced sections shall be removed back to score marks, expansion joints or deep tool joints; or at the discretion of the City's Construction Inspector.

    If the existing edge is damaged during removal, the concrete shall be sawcut again at the City's Construction Inspector's discretion.

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12. **Sidewalk, curb and Gutter Replacement**: Where sidewalk and/or curb and gutter is being replaced, the maximum length of sidewalk that may be replaced non-monolithically (without the attached curb and gutter) is 20 feet. If more than 20 feet is damaged continuous, the total sidewalk, curb and gutter section shall be removed and replaced monolithically. Where sidewalk, curb and gutter or curb ramps and driveways with sidewalk, curb and gutter as portions thereof are replaced, all replacement shall conform to the latest Construction Standards. In the case where concrete sidewalk replacement is necessary where either the brass disc or property line score mark is removed, the developer shall be responsible to re-establishment of the surveyor's permanent marker in kind as identified on the Final Map.

13. **Median Islands**: All new roadway median infill areas shall have basket weave pattern stamped concrete with brick red #1117 per Detail ST-37.

    Existing cobble medians in retrofit areas effected by utility cuts or damage will be replaced per the following:

    Cobbles set in 4 inches of pea gravel concrete. The top surface of the concrete shall be flush with the top of curb. Where cobble demolition within a median amounts to 50% of the area or more, all existing cobbles to be removed and replaced with "Ashler Slate" per Detail ST-37, and at the applicant's expense.

    Cobbles shall be 4 to 6 inches in size, with 1/3 exposed above the top of curb, per Caltrans Specifications. Base for concrete may be native soil compacted to 95% or Class II, ¾ inch aggregate base. On existing pavement, the two acceptable alternatives for base are ¾ inch aggregate base or total depth concrete. The surface of all embedment concrete shall be above the top of curb and graded/finished to drain.

    Existing Grey stamped medians in retrofit areas effected by Utility cuts will be replaced per the following: Gray stamped concrete retrofit areas effected as described above shall be replaced in-kind with, 4 inches thick " Ashler Slate" and standard color shall be basalt gray (QC Release Power Colors).

14. **Damaged Gutter Lip**: Gutter lip damaged during the grading and rocking operation shall be patched or replaced. Any spall extending more than 1 inch into the gutter pan from the vertical face of the gutter lip shall be patched at a minimum. See Section 71-5,G.3 (Materials).

15. **Concrete and Asphalt Concrete Saw Cutting – Sawcutting of concrete pavements shall conform to Detail ST-54.** Residual from sawcutting shall be removed by vacuum method and disposed of conforming to local environmental and State Stormwater Pollution Prevention Plan requirements. The downstream drain inlet shall be protected. In no case shall the residual be allowed to enter the storm drain system. The above-specified cleanup shall be the responsibility of the contractor.

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16. **Concrete Cure**: All newly placed concrete shall be cured in accordance with the provisions in Section 90-1.03B(3)(b) of the State Standard Specifications and these Construction Standards. See Section 71-5,I. (Materials) of these Standards for curing compound. Exposed surfaces of all concrete sidewalk, curb and gutter, driveways, but turnouts and curb ramps shall be coated with a pigmented curing compound immediately following surface finishing, prior to the moisture sheen disappearing from the surface. Curing compound shall be applied at a rate of 1 gallon per 150 square feet, or per the manufacturer's recommendations, whichever is greater, unless otherwise specified.

D. Asphalt Concrete Paving: All asphalt concrete (AC) shall be installed per provisions in Section 39 of the Caltrans Standard Specifications, except as amended by Section 71 (Streets), of these Construction and Design Standards.

No paving shall occur until all underground work is completed, tested, and subgrade and/or aggregate base and/or lime and fly ash or cement treated base have been accepted by the City's Construction Inspector.

1. **Mix Design**: The Contractor shall provide the asphalt concrete mix design to the Director of Development Services at least 10 working days prior to the start of the work on the project for review and approval. The mix design must be approved prior to commencement of work.

   The asphalt concrete mix design shall indicate the following:

   a. Complete aggregate grading with the percentage of aggregate passing each sieve size per AASHTO T 27.

   b. Percent air voids for each percentage of asphalt binder used in the mix design determination per AASHTO T 269a.

   c. Stability - Per MS-2 Asphalt Mix Design Methods per Sections 3 & 8. Mix design requires Hamburg Wheel (AASHTO T 324) and Moisture Susceptibility (AASHTO T 283) once per project or every 10K tons.

   d. Maximum theoretical density for each percentage of asphalt binder used in the mix design determination per AASHTO T 209, Method A.

   e. Compacted unit weight for each percentage of asphalt binder used in the mix design determination.

   f. Percent asphalt binder recommended. (Optimum bitumen content, OBC), per AASHTO T 308, Method A.

   The actual asphalt cement content may vary up to 0.5% plus/minus from the target optimum bitumen content (OBC). For Job Mix Formula, -0.3 to +0.5%.

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2. **Spreading and Compaction Equipment**: Per CalTrans Standards 2015 Section 39-2.01C(2) page 466, Paving equipment for spreading must be:

   a. Self-propelled

   b. Mechanical

   c. Equipped with a screed or strike-off assembly that can distribute HMA the full width of a traffic lane

   d. Equipped with a full-width compacting device

   e. Equipped with automatic screed controls and sensing devices that control the thickness, longitudinal grade, and transverse screed slope

   Asphalt concrete placed in layers of 0.15-foot and greater in compacted thickness or widths of 5 feet and greater shall be spread and compacted with the equipment and by the methods specified in Section 39, except as amended as follows:

   Per the 2015 CalTrans Standards: 39-2.01C(2)(c) Method Compaction Equipment For method compaction, each paver spreading HMA must be followed by 3 rollers:

   a. One vibratory roller specifically designed to compact HMA. The roller must be capable of at least 2,500 vibrations per minute and must be equipped with amplitude and frequency controls. The roller's gross static weight must be at least 7.5 tons.

   b. One oscillating-type pneumatic-tired roller at least 4 feet wide. Pneumatic tires must be of equal size, diameter, type, and ply. The tires must be inflated to 60 psi minimum and maintained so that the air pressure does not vary more than 5 psi.

   c. One steel-tired, 2-axle tandem roller. The roller's gross static weight must be at least 7.5 tons. Each roller must have a separate operator. Rollers must be self-propelled and reversible.

3. **Compacting**: The entire contents of the Caltrans Standard Specifications, “Compacting” is replaced to read:

   (See page 481 in CalTrans 2015 Standards.) Asphalt concrete shall be spread at a temperature of not less than 260 degrees F.

   A pass shall be one movement of a roller in either direction. Coverage shall be as many passes as are necessary to cover the entire width being paved. Overlap between passes during any coverage, made to ensure compaction without displacement of material, and shall be considered to be part of the coverage being made and not part of a subsequent coverage. Each coverage shall be completed before subsequent coverage is started.

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Rolling shall commence at the lower edge and shall progress toward the highest portion, except that when compacting layers which exceed 0.25-foot in compacted thickness, and if directed by the Inspector, rolling shall commence at the center and shall progress outwards.

Rolling shall be performed so that tearing, cracking, shoving, or displacement does not occur. Rolling must leave the completed surface compacted and smooth.

When placing asphalt concrete, large aggregate that migrated to the surface during any handwork shall be returned to the pave box, rather than scattered over the surface of the mat.

Finish rolling or final compaction shall be completed while the temperature of the mixture is at or above 150° F. A vibratory roller may be used as the finish roller provided it is operated with the vibratory unit turned off.

Upon completion of rolling operations, if ordered by the City Construction Inspector, the asphalt concrete shall be cooled by applying water.

Asphalt concrete shall be compacted to not less than 92 percent or more than 96 percent of the theoretical maximum density as determined by AASHTO T 209 Method A and shall be finished to the lines, grades, and cross section shown on the Project Plans.

The City Inspector reserves the right to gather samples for material testing at random for the hot mix asphalt (HMA) material from behind the paving machine in accordance with CTM 125 to determine the maximum theoretical density of the HMA mixture in accordance with AASHTO T 209, Method A. The theoretical maximum density results derived from the samples shall be used to determine the relative density achieved for the same 750 ton lot.

The pavement will be accepted for density on a lot basis. A lot will consist of 750 tons or portions thereof. Cores for determining the density of the compacted pavement will be taken on a lot basis. A minimum of three (3) cores shall be taken per lot. The density of each core shall be determined in accordance with AASHTO T 275. In order for a lot to be accepted for density, all core density results shall be between 92 and 96 percent. Averaging core results is not permitted.

The Contractor shall provide daily laboratory results of ASHTOO T 275 and AASHTO T 209, Method A to the City's Construction Inspector.

In-place pavement density will be determined by comparing the density of cores taken from the compacted pavement to the theoretical maximum density as determined by AASHTO T 209, Method A, and as stated in these City Standard Specifications. Pavement cores shall be collected using a 4 to 6 inch diameter core barrel when the pavement has cooled sufficiently to minimize disturbance to the cores at the discretion of the City's Construction Inspector. Cores shall be taken by either the developer's geotechnical

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engineer, as proposed at the start of construction, or the City's geotechnical consultant. No third party geotechnical engineer vendor hired by a contractor for quality control purposes shall be considered. For major backbone roadway infrastructure projects funded by community facility districts, (CFD funds), the City's quality assurance geotechnical engineering firm's laboratory testing results shall be utilized in determining acceptance.

Finish, compacted pavement height shall be ¼-inch above and over the gutter lip, except for 6 feet at the curb ramp opening, where it shall be flush with the top surface of the gutter lip. Corrective operations for recently placed pavement more than ¼-inch above the gutter lip may include reheat, knead and re-compact with pneumatic tired rollers, in order to bring the improvements into compliance.

The horizontal surface of AC paved against an existing AC surface shall be flush with the existing surface.

The completed surfacing shall be thoroughly compacted, smooth and free from ruts, humps, depressions or irregularities. Any ridges, indentations or other objectionable marks left in the surface of the asphalt concrete by blading or other equipment shall be eliminated by rolling or other means approved by the Inspector. The use of any equipment that leaves ridges, indentions or other objectionable marks in the asphalt concrete shall be discontinued, and the Contractor shall furnish acceptable equipment.

Asphalt concrete placed in layers less than 0.15-foot in compacted thickness or widths of less than 5 feet shall be spread and compacted with equipment and by the methods specified in Section 39 of the CALTRANS Standard Specifications.

4. **Miscellaneous Paving Requirements**: When a straightedge 12 feet long is laid on the finished surface and parallel with the centerline, the surface shall not vary more than 0.01-feet from the lower edge of the straightedge. The transverse slope of the finished surface shall be uniform to a degree such that no depressions greater than 0.02-feet are present when tested with a straightedge 12 feet long laid in a direction transverse to the center line and extending from edge to edge of a 12 foot traffic lane.

   If the finished surface of the asphalt concrete does not meet required surface tolerances, as specified above, the Contractor shall, at its own expense, bring pavement surface within tolerance by the following method:

   a. Cold plane asphalt pavement to a minimum depth of 0.15 feet from specified finish surface; (lateral limits shall be from edge of asphalt concrete to edge of asphalt concrete; longitudinal limits shall extend a minimum of 50 feet, starting from the outer edge of tolerance area and extending outward, and as directed by the Inspector). All grindings shall be removed and disposed of in accordance with Caltrans Standard Specifications.

   b. The Contractor shall apply tack coat and place an overlay of asphalt concrete in accordance with the requirements of the City Standard Specifications.

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c. The area to which asphalt emulsion has been applied shall be closed to public traffic. Care shall be taken to avoid tracking binder material onto existing pavement surfaces beyond the limits of construction.

Pavement within 50 feet of an approach to a bridge structure or approach slab shall conform to the smoothness tolerances specified in Section 51-1.01D(3)(b)(ii), "Surface Smoothness", of the CALTRANS Standard Specifications."

The surface edges that abut the proposed asphalt concrete shall be clean and free of dirt and dust prior to placing a tack coat. Asphalt emulsion shall be used as a tack coat and/or paint binder on new pavement that is to receive a second lift that has been exposed to traffic or other sources of contaminants or on existing pavements that are to receive an asphalt concrete overlay and also along exposed edges of abutting pavement and concrete curbs and gutters. A tack coat may also be required between subsequent layers of asphalt concrete placed by the contractor when ordered by the City's Construction Inspector. Asphalt emulsion shall conform to Section 92, "Asphalt Binders", of the Caltrans Standard Specifications.

Prior to City acceptance of the improvements (Certificate of Completion), and following the 12 foot straightedge test, and any remove and replace areas with new overlay pavement, streets may be flooded to check for standing water. This procedure may be repeated prior to the expiration of the warranty period. This may be accomplished with a water truck or with rainwater. All low areas in the asphalt concrete pavement holding 0.01-feet for longitudinal and 0.02-feet for transverse depressions or more of water shall be marked by the City's Construction Inspector and milled 0.15-feet and replaced with similar material. A second water test may be necessary at the discretion of the inspector.

A micropave surface treatment or Caltrans slurry seal may be required at the City's Construction Inspector's discretion following cold planing as described above if it is determined the paving surface is sufficiently irregular, boney, discolored, or unsealed to warrant it.

The Contractor shall schedule paving operations such that at the end of each work shift, each layer of asphalt concrete is placed on all contiguous lanes and shoulders of a traveled way to be opened to public traffic

At the end of each work shift, the distance between the ends of the layers of asphalt concrete on adjacent lanes shall not be greater than 10 feet nor less than 5 feet. A drop-off of more than 0.15-foot will not be allowed at any time between adjacent lanes open to public traffic.

Additional asphalt concrete shall be placed along the transverse edge at the end of each lane and along the exposed longitudinal edges between adjacent lanes, hand raked, and compacted to form temporary conforms. Kraft paper, or other approved bond breaker, may be placed under the conform tapers to facilitate the removal of the taper when paving operations resume.

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Additional asphalt concrete surfacing material shall be place along the edge of the surfacing at private drives, hand raked, if necessary, and compacted to form smooth tapered conforms.

Longitudinal joints in successive pavement lifts shall be offset from lift to lift a minimum of 1 foot. The surface pass seam shall be located on the lane line. Where extruded concrete curb is removed for pavement widening, Contractor shall grind 1-1/2" of pavement between the nearest lane line and the existing curb and gutter line (including bike lanes). Following placement of the asphalt concrete base lift within the widening section, and 1-1/2" below the new gutter lip, Contractor to replace Petromat fabric or approved equal in grounded area, place asphalt concrete overlay, and restripe and/or replace any delineators removed during the grind.

Prior to permanent patching in a pavement removal area, fresh cut-back (temporary pavement) in a minimum thickness of 2 inches shall be placed as a driving surface.

Whether the surface material is fog sealed or cutback or slurry, the Contractor shall be tenacious in maintaining the surface in a condition and to a grade comparable to the permanent patch. No other materials are allowed as temporary pavement. Placement of steel plates over fresh slurry may be employed per Section 21-2, I. 5 of these Standards.

The temporary surface shall be flush with the surrounding pavement and shall accommodate a smooth drive across it.

Sand and dirt shall not be allowed to accumulate on the slurry surface and adjacent street. It shall be swept daily if necessary.

Utility boxes in asphalt concrete or off-street paths shall include a 12 inch x 12 inch concrete collar of Type II minor concrete as defined in Section 71-5 and W-16 Details of these standards. The top of the collar shall either be 3 inches below the surrounding pavement or flush with the finished surface with medium broom finish. The area shall be patch-paved with asphalt concrete as with manholes, water valves and monuments in the street way.

If a bucket or tank or diesel fuel is carried on the paver for the purpose of cleaning rakes and shovels, a container of grease sweep or equivalent absorbent material shall also be carried on the paver. All diesel spills shall be promptly cleaned up.

Where multiple and grouped HMA cores have been taken from new HMA roadways for the purpose of either additional testing and/or subsurface investigation, permanent patching shall consist of: "Squaring-Up" area to 6 inches beyond outside edge of cores, mill pavement to 0.15 feet deep, place full depth HMA into core holes, then place paving fabric into milled surface, and repave these Standards. Patching limits shall be at the discretion of the City's Construction Inspector.

5. EXISTING PAVEMENT

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a. Cut lines made on existing pavement, both longitudinally and transversely, for the placing of new structural section shall be straight and smooth.

b. Edge grinding (Cold Planning) shall be required where existing asphalt is to be overlaid. The edge grind shall match the depth of the asphalt concrete overlay along the length of the gutter lip and abutting pavement where the asphalt concrete pavement is proposed to conform to the existing pavement.

c. Existing pavements to be overlaid with asphalt concrete shall include the installation of pavement reinforcing fabric in accordance with CalTrans 2015 Standards section 96-1.02J , Materials of the Caltrans Standard Specifications at the discretion of the City's Construction Inspector.

d. Existing AC surfaces to remain shall be cut in a straight line parallel to the street centerline, and the exposed edge shall be tracked with SS1H emulsion or equivalent prior to paving. For moratorium defined streets, CRAFCO Pavement Adhesive, "Qwik Seal" or approved equal shall be used per manufacturer recommendations. The exposed base material shall be graded and re-compacted per these Construction Standards prior to paving. Graded and re-compacted areas shall be approved by the City's Construction Inspector prior to paving.

e. Where crack sealing is required: Cracks less than ¼ inch in width shall be sealed with SS1-H asphalt emulsion and 30 grit sand. Cracks from ¼ inch to ¾ inch shall be sealed with CRAFCO hot melt rubber sealant or approved equal. Excess sealant shall not extend more than 1 inch outside the crack onto the pavement surface or above the finished surface of the street. Where cracks larger than ¾ inch (or pavement alligator cracks) occur, asphaltic concrete patching may be required at the discretion of the City's Construction Inspector.

f. Where an excavation in the public right of way is backfilled with 2 sack cement slurry per these Construction Standards, the slurry may be brought to the top of the trench until permanent patching. Where rock-saw utility trenching is necessary in the bottom lift of asphalt concrete and prior to placement of top lift of asphalt concrete, the rock saw trench shall be covered with Glasgrid product (8512, with 100X200 KN tensile strength) or approved equal, at the manufacturers recommendations prior to the placement of top lift of asphalt.

g. If the width of existing pavement between the gutter lip and excavated patch/pave area is 3 feet or less, all existing pavement between the patch/pave area and the gutter lip shall be removed or milled 0.15 feet in depth, and patched conforming to the adjacent patch/pave area requirements.

h. Pothole restoration shall be per Detail TB-5 of these Construction Standards. At the discretion of the Development Services Construction Inspector, the top 6 to 8 inches of asphalt may be replaced with concrete colored throughout with lamp black. In the event that an excessive number of potholes are in close proximity to one another, the

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Development Services Construction Inspector may require a grind and overlay to reestablish continuity and ride ability to the roadway surface.

E. Portland Cement Concrete Paving: All Portland Cement Concrete (PCC) pavement shall be installed per provisions in Section 40 of the Caltrans Standard Specifications, except as amended by these Construction and Design Standards.

No paving shall occur until all underground work is completed, tested, and subgrade and/or aggregate base and/or lime and fly ash or cement treated base have been accepted by the City.

Raveling shall be defined as: Progressive disintegration of the concrete pavement surface resulting in dislodged aggregate.

1. **Mix Design**: The Contractor shall provide a concrete mix design to the City at least 10 working days prior to the start of work on the project for review and approval. The City can provide past examples of mix designs as a template. The mix design must be approved prior to commencement of work.

   The PCC pavement mix design shall indicate the following:

   a. Mix design shall include proportions including all material weights, volumes, density (unit weight), water-cement ratio, and void content. The mix design shall specify an average compressive or flexural strength that meets or exceeds the acceptance criteria for the specified strength.

   b. For streets and parking lot pavement the minimum allowable average strength of the concrete per ASTM C 78, or California Test Method 523, is 550 psi at 28 days age. The average must be calculated using at least three replicate specimens.

   c. Rapid set concrete pavement shall be tested per California Test Method 524, and sampled per California Test Method 539. The rapid strength concrete must not have an opening modulus of rupture of less than 400 psi and a 3-day modulus of rupture of not less than 500 psi.

   d. A correlation curve between flexural strength and compressive strength using the same mix design.

   e. Certification that the mix design will meet the requirements for strength, schedule, and road opening.

2. **Pre-paving Meeting**: The Contractor shall schedule a pre-paving meeting prior to the submission of the Quality Management Plan to discuss the Quality Management Plan and methods of performing each item of the work. Attendees to include:

   - Contractor's Project superintendent
   - Concrete paving foreman
   - Foremen responsible for earthwork and pavement base

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- Representatives from subcontractors for adjacent and related work
- Engineer of Record
- City Project Manager
- Testing Laboratory
- Testing staff

3. **Quality Control Plan**: The Contractor shall provide a Quality Control (QC) plan for concrete paving to the City for review at least 10 working days prior to the start of work on the project for review and approval. If the pavement is at least 2,000 cubic yards the contractor shall supply a Quality Control manager. The QC plan shall address the elements affecting concrete pavement quality. The QC plan shall include action and suspension limits and details of corrective actions to be taken if any process if outside those limits

4. **Submittals**: Contractor shall also submit the following to the City at least 10 working days prior to start of work on the project for review and approval:

   a. Construction schedule for all PCC related operations.

   b. PCC production procedures, description of batching or batching and mixing plant used, and also PCC delivery methods. List of all equipment proposed for the use to perform the placement of PCC including paving equipment and compaction equipment.

   The paver and mixing equipment used must match that listed on the submittal, unless a substitution is made, which meets these specifications and is approved by the Engineer.

   c. Outline of procedures for calibrating the mixing plant, if a mobile plant is used, and monitoring materials during construction shall also be submitted.

   d. Complete paving procedures including, but not limited to, line and grade control, direction of paving operations, paving widths, jointing plan for planned longitudinal and transverse construction joints, and curing method.

      1. Spacing between joints shall not exceed 15 feet unless approved by City.

      2. Larger horizontal dimension of each slab panel shall not exceed 150 percent of smaller horizontal dimension, unless approved by the City.

      3. Contraction joint depth shall be 1/3 pavement thickness.

      4. Concrete pavement joints need to mesh with the traffic control plan and final pavement delineation. Joints shall be either coincidental with or bifurcate the final traffic lane lines.

   e. Certification of aggregate source.

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f. Certification of Portland cement and supplementary cementing materials.

g. Certification of mixing water for PCC.

h. Certification of chemical admixtures for PCC.

i. Certification of curing compound.

j. Contingency plan, including but not limited to backup paving equipment and backup batching facility.

k. Methods of handling, storing, delivering and mixing of materials.

l. Operating procedures for corrective action(s) necessary to assure a tight, smooth surface on the PCC pavement, free of tears larger than 1/4" width and 1/4" depth and other surface imperfections, including surface pitting.

5. **Construction Equipment**: PCC pavement shall be placed with approved paver or other equipment.

   a. Concrete pavement shall be spread, screeded, shaped, slip formed, and/or consolidated by one or more self-propelled machines. These machines shall perform in a manner so that the completed pavement will conform to the required cross section with a minimum amount of handwork. Consolidate the concrete with internal vibrators or other authorized method.

   b. The equipment shall operate in a manner that will prevent segregation and produce a smooth continuous surface without tearing, pulling or shoving. The spread of the PCC shall be limited to a length that can be placed and finished within the appropriate time limit under the prevailing air temperature, wind, and climatic conditions.

   c. The equipment shall proceed in a steady, continuous manner. Equipment speed during placement operations shall not exceed the speed necessary to ensure that minimum density requirements are met and surface distress is minimized.

6. **Weather Limitations**: Do not place PCC pavement when the ambient temperature is below 45°F, or is expected to fall below 32°F within 48 hours of placement, unless otherwise permitted in writing by the City.

   Do not place PCC pavement when the ambient temperature is above 95°F unless otherwise permitted in writing by the City.

   If you plan to place PCC pavement in the above conditions, submit a plan to the City outlining procedures and methods for curing and weather protection.

   Do not place PCC pavement when the wind, heat or humidity do not allow enough time to place, properly joint, compact, edge, finish and cure before the surface dries.

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7. **Condition of the Subgrade/Subbase**: Prior to PCC pavement placement, the surface of the subgrade/subbase shall be clean and free of foreign material, ponded water and frost prior to the placement of the PCC pavement mixture. The subgrade/subbase must be uniformly moist at the time of PCC placement. If sprinkling of water is required to remoisten certain areas, the method of sprinkling shall not be such that it forms mud or pools of free-standing water. Prior to placement of PCC, the subgrade/subbase shall be checked for proper density and soft or yielding areas and these areas shall be corrected per these specifications.

8. **Joints**: The jointing plan shall be consistent with the recommendations and requirements in ACI 325.12R – "Guide for Design of Jointed Concrete Pavements for Streets and Local Roads" in addition to the requirements of these Construction and Design Standards. Prior to placement of the PCC pavement, joint locations shall be marked by the contractor in the field to insure cold joints will align with the jointing plan. Following PCC placement, and before sawcutting the joints, the jointing plan shall be marked on the PCC by the contractor with a temporary marking material to demonstrate to the engineer that the sawcuts are being placed per the plan.

   New joints in plastic concrete or recently hardened concrete shall align with joints in older concrete. Joints abutting curbs and other fixed concrete shall be installed within 10 degrees of perpendicular to the older concrete.

   If joints are to be sealed they shall be clean and dry before joints are sealed. The Contractor shall not place joint sealant or fillers prior to 72-hours after the joint was sawcut. The Contractor shall remove all loose debris from the joints immediately prior to placing joint sealant or filler.

   Expansion Joints shall be placed at intersections of concrete pavement streets.

   Formation of Joints

   a. **Cold Vertical Joints**: Any planned or unplanned construction joints that do not qualify as fresh joints shall be considered cold joints and shall be treated as follows:

      1. Longitudinal and Transverse Cold Joints. Cold joints cut after two hours of placement shall be saw-cut to 1/3 depth of the PCC pavement with the rest removed by hand or mechanical equipment. Any modification or substitution of the saw cutting procedure must be demonstrated to and accepted by the Engineer. All excess material from the joint cutting shall be removed.

      2. Prior to placing fresh PCC mixture against a cold vertical joint, the joint shall be thoroughly cleaned of any loose or foreign material. The vertical joint face shall be wetted and in a moist condition immediately prior to placement of the adjacent lane.

      3. Uneven surfaces or slopes greater than as determined for "Cold Joint Edges" shall be

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cut vertically for the full depth of the PCC.

4. The top layer shall be placed so that longitudinal joints in that layer will coincide with joints in the lower layers of the pavement. Transverse joints in the top layer shall coincide with transverse joints in the lower layers of the pavement.

b. Horizontal Cold Lift Joints: For horizontal cold joints the surface of the lift shall be kept continuously moist and cleaned of all loose material prior to placement of the subsequent lift. The use of a cement slurry or mortar grout between lifts is required. If supplementary bonding materials are used, they shall be applied immediately prior to placement of the subsequent lift.

c. PCC Pavement Joints at Structures: The joints between PCC pavement and concrete structures shall be treated as isolation vertical joints.

d. Control Joints: Control joints shall be constructed in the PCC pavement to induce cracking at pre-selected locations. Early entry saws shall be utilized as soon as possible behind the rolling operation and set to manufacturer's recommendations. Saw crack control joints to the interval specified on the plans. The depth of the crack control joints shall be equal to 1/3 of the thickness of PCC pavement. The width of the crack control joints shall be 1/8" maximum. Extend all crack control joints the entire width of paving. When sawing crack control joints, begin as soon as the PCC cuts without excessive raveling along the saw cut and finish before conditions induce uncontrolled cracking, regardless of the time or weather. Control joints shall be sprayed with curing compound immediately.

e. Isolation Joints: Line the perimeter of fixed structures such as manholes, valves, trench drains, and with strips of fiberboard or other approved isolation joint material, as noted in the plan details, prior to paving. Joint filler for isolation joints must be preformed expansion joint filler for concrete (bituminous type) in compliance with ASTM D 994.

f. Expansion Joints: Install expansion joints to the details, dimensions and locations shown on the jointing plan Include width, filler, sealing material, location and/or spacing recommendations in the expansion joint plan, considering thermal effects, regional climatic conditions, PCC coefficient of thermal expansion and expected daily temperature ranges at the time of placement.

9. Curing

a. General: Immediately after final rolling, compaction testing, and finishing use an approved curing method outlined below. Water cure or curing compound shall be applied vertically from above the pavement. Application shall not be allowed from the side of the pavement. During this work the Contractor shall control the work such that it does not result in visible water or curing compound particulate migration. Reapply curing compound to sawcuts and disturbed areas

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b. Curing Compound: A clear with sacrificial red dye membrane forming curing compound conforming to ASTM C 309 Type ID Class B shall be applied at a rate of 150 sf / gallon no later than one hour after completion of finishing operations on the surface and edges of RCC. This application must ensure a uniform continuous (free of uncured areas) membrane across the entire RCC pavement. If the application rate is found to be insufficient, the Contractor, with approval of the Engineer, can increase the application rate to a level which achieves a void-free surface without ponding. In case the minimum rate of application is specified otherwise by manufacturer's recommendations, the highest application rate shall govern. After the first coat dries, apply a second coat per the above specifications.

c. Sheet Materials: Curing paper, plastic and other sheet materials for curing RCC shall conform to ASTM C 171. The coverings shall be held securely in place and weighted to maintain a close contact with the RCC surface throughout the entire curing period. The edges of adjoining sheets shall be overlapped and held in place with sand bags, planking, pressure adhesive tape, or other City-approved method. Sheet material shall be provided and kept readily available to cover pavement less than 12 hours old if rainfall occurs.

10. Concrete Pavement Smoothness

The City accepts pavement surfaces for smoothness based on compliance with the smoothness specifications for the type of pavement surface and roadway classification specified.

For areas that require pavement smoothness determined using a 12-foot straightedge, the pavement surface must not vary from the lower edge of the straightedge by more than:

- 0.01 foot when the straightedge is laid parallel with the centerline
- 0.02 foot when the straightedge is laid perpendicular to the centerline and extends from edge to edge of a traffic lane
- 0.02 foot when the straightedge is laid within 24 feet of a pavement conform

The Engineer may order you to recalibrate your inertial profiler equipment and reprofile. If your results are inaccurate due to operator error, the Engineer may disqualify your inertial profiler operator.

The smoothness criteria are shown in Table 7-X.

Table 7-X: Concrete Pavement Roughness Acceptance Criteria

Roadway Classification	Localized Roughness (International Roughness Index)	Mean Roughness Index (per 0.1 mile section)
Alley-way	≤ 190 in/mi	≤ 95 in/mi
Minor Residential	≤ 190 in/mi	≤ 90 in/mi
Primary Residential	≤ 190 in/mi	≤ 90 in/mi

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Collector Non-Residential Collector	≤ 160 in/mi	≤ 75 in/mi
Industrial	≤ 190 in/mi	≤ 90 in/mi
Minor Arterial	≤ 160 in/mi	≤ 75 in/mi
Major Arterial	≤ 160 in/mi	≤ 75 in/mi

11. Additional PCC Paving Requirements

a. Lift Thickness: Place PCC in lifts between 4 inches and 9 inches thick. Multiple lifts are not allowed for pavements less than 9 inches thick.

b. Segregation: If segregation occurs in the PCC during paving, operations shall cease until the cause is determined and corrected.

c. Placement: PCC placement shall be done in a pattern so that the curing water from the previous placements will not pose a runoff problem on the fresh RCC surface or on the subbase layer.

d. Restoration After Quality Assurance Testing: The Contractor shall fill the core holes with Portland cement concrete as directed by the Engineer. Concrete shall meet the requirements of Section 25, "Portland Cement Concrete Pavement" of the Standard Construction Specifications. Core holes are to be filled to be flush with surrounding pavement surface.

Thickness requirement shall occur after the required, if any, diamond grinding of the PCC pavement.

Removal of temporary traffic stripes shall not result in difference in pavement surface difference. If difference is visible to City Inspector, the Contractor shall treat the surface to remove the difference.

F. Roller Compacted Concrete Paving: All Roller Compacted Concrete (RCC) pavement shall be installed per provisions for PCC paving in these Construction Standards and in Section 40 of the Caltrans Standard Specifications, except as amended by these Construction and Design Standards. Attention is directed to ACI 327R-14 – "Guide to Roller Compacted Concrete Pavements" for recommendations and best practices for RCC.

1. Proposed mix design(s) shall meet the following minimum strength requirements based on test results of cylinders prepared according to ASTM C1435.

RCC shall have minimum compressive strength of 4,000 psi at 28-days or 5,000 psi at 42-days. In addition, the RCC shall have a minimum compressive strength of 3,000 psi at 3-days.

Consistency and formability of RCC shall be adequate to the methods of its production, delivery, placement and consolidation. The objective consists of proportioning RCC that

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contains sufficient volume of paste to coat the aggregates and fill voids between them, is able to produce the required strength and durability, constructs roads that can be open to traffic within 3 days or sooner should the RCC reach the required strength before 3 days, and makes it easy to achieve the maximum density. Contractor submits to the Engineer along with the statement of the proposed mix design data justifying the selected consistency and formability of the mix and method of its control.

2. An independent testing laboratory shall proportion RCC to meet the specified requirements for strength and Contractors requirements for consistency and formability. The laboratory shall demonstrate its compliance with the requirements of ASTM C1077. The mix design backup information shall show the moisture-density curve with associated maximum dry density, wet density and optimum moisture content, details of cementitious materials, 3-day, 7-day and 28-day, or 42-day compressive strengths, including strength gain curve for the proposed mix. The mix design shall identify the quantity and gradation of aggregates, the optimum moisture content, and the amount of Portland cement, other cementitious material(s) and the total cementitious materials required per cubic yard of the concrete. The mix design shall specify the proportions of each material (aggregate, cement, water, and admixtures) in the mix in terms of pounds per cubic yard based on saturated surface dry weights. Any changes to the mix design shall be approved by the Engineer. Should a change in material source be proposed, the Engineer must approve a new mix design.

3. Proportioning of RCC shall be performed in general compliance and in the sequence recommended by ACI 327R-16, Chapter 6 "Mixture Proportioning."

4. **Batching, Mixing and, Transportation of RCC**:

   The City shall approve the mixing plant before the Contractor begins producing RCC. The mixing plant shall follow ACI 327R-14.

   The plant shall be capable of producing an RCC mixture in the proportions defined by the final approved mix design and within the specified tolerances. The capacity of the plant shall be sufficient to produce a uniform mixture at a rate compatible with the placement equipment. The minimum homogeneous production rate of any acceptable plant shall be 300 tons per hour. For batch mixers, the volume of RCC material in the mixing chamber shall not be more than the rated capacity for dry concrete mixtures. Multiple plants shall not be used to supply RCC material to the paver. The Engineer can halt operations if the plant is unable to produce the RCC mixture sufficiently in quality or quantity, until a plant meeting all requirements is obtained.

   A pugmill plant is required, it shall be a central plant with a twin shaft pugmill mixer, capable of batch or continuous mixing, equipped with synchronized metering devices and feeders to maintain the correct proportions of aggregate, cement, mineral admixture, and water.

   Other types of batching and mixing equipment and configurations other than twin shaft

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pugmill mixers may not be used. This includes but is not limited to dry batch plants, central mix tilt drum plants, ready mix truck mixers, volumetric concrete trucks and trailers.

The mixing time shall be pre-established by uniformity studies conducted, as provided in ACI 327R-14, Section 8.2 "Roller-compacted concrete mixing plants."

Locate the mixing plant within 30 minutes hauling time from the construction site. The supplier may request a longer hauling time not exceeding 60 minutes, provided the documentation is submitted evidencing that properties of fresh RCC are suitable and allow for convenient and proper placement and consolidation.

For RCC produced with a mobile pugmill, prior to commencement of RCC production, the Contractor shall carry out a complete and comprehensive calibration of the plant in accordance with the manufacturer's recommended practice. The strength requirements per these specifications or as directed by the Engineer. The new concrete shall be doweled into the existing RCC layer using dowel bars. Please refer to Caltrans Standard Plan P10. – ~~Appendix G.~~

5. **Surface Requirements**

   a. **Surface Texture**: The final surface texture after rolling and curing shall be smooth and uniform over the entire area of pavement and will reasonably match the surface condition of the test strip. The surface area shall be free of rips, bird baths, areas of loose aggregate, surface pitting, voids or indentations, pockmarks, surface tears greater than 1/4" depth and 1/4" width, check cracking, segregation or rock pockets, pumped areas, aggregate drag marks, and areas where fines have been washed away during the curing process.

   b. **Defective area Correction for Surface Texture**: Correct surface texture deficiencies using an approved grinding device, or removal and replacement.

   c. Areas with excessive smoothness and texture issues, as determined by the City when compared to the approved test section, shall be removed and replaced from joint to joint.

6. **Density Requirements**

   a. In-place Wet Mat Density Determination. Determine the In-place Wet Mat Density on pavement that is at least 24 inches from any joint in accordance with ASTM C1040 Direct Transmission mode at 75% of total RCC pavement depth for each lot of RCC pavement per Table 7-X. For pavement placement units consisting of less than one lot of RCC pavement, include the pavement with the previous or next placement unit.

   b. In-place Wet Joint Density Determination. Determine the In-place Wet Joint Density on joints at distance 12 inches or greater for free edge and 6 inches or greater for a confined edge accordance with ASTM C1040 Direct Transmission mode for each lot of RCC pavement per Table 7-X. For pavement placement units consisting of less than one lot of RCC pavement, include the pavement with the previous or next placement unit.

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c. Defective Area Correction for Density. For In-place Wet Mat Density and In-place Wet Joint Density, full payment will be made for pavement based on the acceptance criteria in Table 7-X. Pavement lots that have density that is less than the required density are subject to further evaluation. Take an additional test within a 5 to 8 foot radius, of the original test (within the same placement unit). If this test is below the acceptance criteria in Table 7-X, additional roller passes shall be made across the full lane width between the last testing location that produced an acceptable reading and the paver. If the additional roller passes does not correct the problem, or causes the density to decrease, the paving operation shall be discontinued until corrections can be made to assure that the specified density can be achieved.

7. Opening to Traffic

Traffic may be allowed on the concrete pavement once the concrete has attained 3,500 psi compressive strength. The Contractor may request early traffic opening for residential light-duty vehicles when the concrete has attained a compressive strength of 2,500 psi with approval by the City. This early opening must not damage the concrete pavement.

8. Pavement Test Section

a. Construct a 150-foot long test section prior to starting construction. Construct the test section using the proposed mixture design, the staff that will be completing the work, and the materials and equipment that are listed in the pavement construction plan and approved by the Engineer. If the pavement placement requires more than one pass of the paver, construct the test section a minimum of two paver widths wide. If the pavement placement requires more than one lift, construct the test section to the required number of lifts. If the pavement placement requires more than one day of paving or longitudinal cold joints, construct the test section over two days and begin paving from a longitudinal cold joint on the second day. Place the test section in a location approved by the City. The test section may be incorporated into the final project pending acceptance by the City.

The City shall evaluate the following criteria from the test section:

- Adequacy of the production method and equipment to meet productivity requirements and produce uniform PCC pavement.
- Maximum density directly behind the paver prior to compaction.
- Suitability of the proposed lift thickness.
- Sequence of primary/secondary roller passes (with and without vibration).
- Maximum density following roller compaction.
- Texture and surface finish acceptability.

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- Integrity of both fresh and cold joints (vertical and horizontal).
- Compressive strength of PCC based on molded cylinders and extracted cores tested at 3-days, 7-days, and 28-days.
- Procedures for troweling and finishing PCC surface to meet specification
- Process for applying curing compound at appropriate rate and coverage
- Process for installing saw cuts in pavement

b. Construction (Cold) Joint Edges. The Contractor shall establish the maximum angle for edges to be used in joint faces of construction (cold) joints.

c. If the test area does not meet acceptance requirements, the Contractor shall remove and reconstruct a new test section with corrected procedures. The contractor will be required to provide new test sections, until an acceptable, reproducible test section is achieved.

9. Joints

Formation of Joints

a. Fresh Vertical Joints: Fresh longitudinal joints will only be allowed under special circumstances under the approval of the Engineer. A vertical joint shall be considered a fresh joint when an adjacent RCC lane is placed within 30 minutes of the batch time of the previous lane. This time may be reduced depending on ambient conditions, as well additional precautions may be necessary to avoid excessive moisture loss at the joint such as the use of evaporation retarders, fogging, and curing mats.

1. Fresh longitudinal joints shall be constructed prior to placement of an adjacent lane by leaving the outer 24 inches of the freshly placed lane uncompacted during rolling. Then both edges of the two lanes shall be rolled together within the allowable time.
2. Adjacent lanes shall be placed such that the new lane abuts tightly against the incomplete edge of the prior lane.
3. The joint formed by both lanes shall be compacted by centering the roller drum over the joint and compacting both edges simultaneously.
4. Extra passes of the roller may be required at the joint to achieve the required density.

b. Cold Vertical Joints: Any planned or unplanned construction joints that do not qualify as fresh joints shall be considered cold joints and shall be treated as follows:

1. Longitudinal and Transverse Cold Joints: Formed joints that do not meet

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the minimum density requirements and all unformed joints shall be cut vertically for the full depth or produced using an edging shoe. The vertical cut shall be at least 6 inches from the exposed edge and located on a joint identified on the jointing plan. Do not perform this operation any sooner than 2 hours after final compaction. Demonstrate to the Engineer that saw cutting will not cause significant edge raveling and remove all slurry and excess material from the cutting operation.

If the Contractor can demonstrate that he can construct a cold vertical joint that can meet the minimum joint density requirements using an "edge shoe," then the use of the edge shoe in lieu of cutting a cold vertical joint is allowed. The edge shoe should be as close to vertical as possible with the maximum allowable positive edge angle being of 10 degrees from vertical.

c. Fresh Horizontal Joints. For multi-layer construction, a horizontal joint shall be considered a fresh joint when a subsequent PCC lift is placed within 30 minutes of the batch time of the previous lift. This time may be adjusted at the discretion of the City depending on use of retarders or ambient weather conditions. Fresh joints do not require special treatment other than cleaning the surface of all loose material and moistening the surface prior to placement of the subsequent lift.

10. Additional RCC Paving Requirements. Adjacent Lane Placement. All longitudinal joints must be considered a cold joint and shall be prepared in accordance with "Cold Vertical Joints" section found elsewhere in these specifications. Fresh joints will only be allowed under special circumstances at the Engineer's discretion. In that case, the adjacent paving lane shall be placed within 30 minutes and additional precautions may be necessary to avoid excessive moisture loss at the joint such as the use of set retarding admixtures, water misting, and blankets.

G. Groove and Grind Pavement: All grinding of PCC pavements shall be completed in compliance with the provisions in Section 42 of the Caltrans Standard Specifications, except as amended by these Construction and Design Standards.

Prior to diamond grinding, the pavement shall be profiled to ensure the smoothness requirements have been met. The profilograph created shall highlight areas of localized roughness. All grinding to bring the pavement into compliance with the smoothness requirements shall be completed prior to the finish diamond grinding as shown on the plans.

Holidays are areas of unintentional gaps in the grind pattern. All grinding shall result in a consistent surface finishing with no holidays in the grind pattern.

The ground surface will be tested with a 12-foot ±2-1/2 inches long straightedge laid on the pavement parallel with the centerline with its midpoint at the joint or crack. The surface shall not vary by more than 0.01-foot from the lower edge of the straightedge.

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Cross-slope uniformity and positive drainage shall be maintained across the entire traveled way and shoulder. The cross-slope shall be uniform so that when tested with a 12-foot ±2-1/2 inches long straightedge placed perpendicular to the centerline, the ground pavement surface shall not vary more than 1/4 inch from the lower edge of the straightedge.

After grinding has been completed, the pavement surface shall be profiled to verify smoothness requirements have been met. Two profiles shall be obtained in each lane approximately 3 feet from the lane lines. The average profile index shall be determined by averaging the two profiles in each lane. Additional grinding shall be performed, where necessary, to bring the ground pavement surface within the Profile Index requirements specified in Section 40-1.03, "Quality Control and Assurance," of the Standard Specifications.

H. Sound and Retaining Walls: Construction of sound and retaining walls shall conform to the approved plans. Either the Developer's geotechnical engineer or the City Construction Inspector shall inspect all sound and retaining walls shown on the approved subdivision grading or improvement plans. Inspection coverage and observation responsibility preference shall be determined at the preconstruction meeting and determined by the Developer. An anti-graffiti coating per Section 71-5 (Materials) and per the manufacturer's recommendations shall be applied to the City side of all sound and retaining walls bounding the City right-of-way or to the side/surface of sound or retaining walls facing public-owned wetlands, open spaces, or parks, at the discretion of the City's Construction Inspector.

The City's Construction Inspector shall be furnished a letter from the applicating contractor certifying that the coating has been applied per the Manufacturer's recommendations, prior to the Certificate of Completion.

The top course of loose block retaining wall such as "Keystone" type shall be epoxied on. The adhesive shall conform to Section 71-5 (Materials) below.

I. Survey Monuments: All survey monuments shall be installed per Detail ST-36.

Survey monument caps shall be peened and stamped and rebar shall be set at the back of lot prior to the Certificate of Completion.

All rear lot property corners shall be marked with a ½" rebar, 12" long, and the top flush with finish grade. All lot corners at the street shall be marked with a 1" brass marker wet set or drilled and epoxied into the back of sidewalk 6" from edge, at the back of the City sidewalk or (absent of sidewalk) back of curb, whichever applies, or as indicated on the recorded parcel or final map.

J. Street Barricades: All street and sidewalk barricades shall conform to Construction Standard Details ST-31, ST-32, ST-33, and ST-34, respectively. Sidewalk barricades are required at the termination of all new sidewalk improvements.

K. Pavement Removal: Upon demolition of concrete and asphalt concrete pavement, rubble shall be immediately removed or hauled from, and not piled in the City right-of-way. Disposal

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of such materials shall conform to all local ordinances and regulations of the City of Roseville and the County of Placer relation to land grading, flood plains, drainage facilities and disposal of surplus materials.

L. Utility Boxes: Boxes for dry utilities shall not be placed in roadway pavement, the gutter pan, in driveways or in the lower half of the ramped portion of curb ramps. Utility boxes may be placed in City sidewalk only upon the approval of the City's Construction Inspector.

M. Slurry Seal Follow-Up: (For surfacing over asphalt concrete pavement) Upon completion of any slurry seal, all loose, residual material shall be swept up and removed as soon as the slurried area is adequately cured to do so. The surface shall be maintained in a clean condition until such a time as raveling has stopped.

N. Detector Loop Related Paving: The minimum total thickness of paving within the area of detector loops is 5". The first lift shall be a minimum 3", and the second lift (covering the loops) shall be a minimum 2".

71-5 MATERIALS

A. Aggregate Base and Subbase: All aggregate base and subbase (AB and ASB) materials shall be Class II as specified on the approved improvement plans and shall conform to provisions in Section 26 of the Caltrans Standard Specifications.

Recycled asphalt concrete material may be used as AB or ASB provided the Contractor supplies the City written documentation and certification that the material meets the State's Class II specifications prior to placement.

B. Minor Concrete: All Concrete curbs, gutters, driveways, island paving, sidewalks, curb ramps, driveways, island and colored concrete, shall be constructed of minor concrete conforming to the provisions in Section 73-1.02A "Concrete Curbs and Sidewalks" of the Caltrans Standard Specifications. The cementitious material content of concrete must be a least 463 lb. /cu yd. for constructing minor concrete as listed above. The aggregate size may range from 3/8" to 1". However, if 3/8" maximum size aggregate is used, cementitious material content must be a least 505 lb. /cu yd.

All other minor concrete for extruded or slip-form curb construction, retaining wall footings, outfall structures and headwalls, utility box collars, rock wheel backfill, trash enclosure slabs and approaches, and miscellaneous footings, shall be constructed of minor concrete conforming to the provisions in Section 90-2 "Minor Concrete", of the Caltrans Standard Specifications . Cementitious material content must be a least 505 lb. /cu yd.

For stamped median concrete color, the standard color shall be Davis Style Tile Red #1117, or Scofield Systems, Chromix C-32 Quarry Red, or as approved equal. Apply 60 pounds per 80 square feet in two hand broadcast applications. Contractor may elect to incorporate approved color into concrete mix at 30 pounds of color (integrated into the mix), per cubic yard.

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C. Asphalt Concrete: Shall comply with the provisions of Section 39 of the Caltrans Standard Specifications and as modified herewith. The requirements provided within these provisions shall supersede State Specifications where conflicts or other disparities exist.

Asphalt binder shall be performance grade 64-10 or 64-16 paving asphalt conforming to Section 92, "Asphalt Binders," of the Caltrans Standard Specifications.

Asphalt concrete for alley's residential and collector roadways shall be Type A, ½" Maximum Medium Gradation, conforming to the requirements of Section 39-202A "Type A Hot Mix Asphalt" of the Caltrans Standard Specifications.

Reclaimed Asphalt Pavement (RAP) up to 25% of aggregate blend may be substituted as part of the virgin aggregate for hot mixed asphalt and shall meet the State's quality specifications. RAP not permitted in OGFC or RHMA-G.

RHMA –G (Gap graded RHMA) shall be used for the 2" top lift structural section within Arterial roadways. For rubberized hot mix asphalt, reference the 2015 Caltrans Standard Specifications (Section 39-2.03). A PG64-16 oil shall be used as recommended within the Highway Design Manual Table 632.1 based on location in California.

Asphalt concrete shall be hot plant mixed and shall be furnished from the plant at a temperature not to exceed 325 degrees F.

D. Portland Cement Concrete Pavement: Shall comply with the provisions of Section 40 of the Caltrans Standard Specifications and as modified herewith. The requirements provided within these provisions shall supersede State Specifications where conflicts or other disparities exist.

1. **Cementitious Materials**: The pavement shall contain at least 450 pounds of total cementitious material per cubic yard of concrete. The actual content of cementitious material shall be established by preconstruction mix design studies. Cement shall be Portland cement Type II, Type III, or V conforming to ASTM C150 or portland cement Type IP, II, or IS conforming to ASTM C595.

   PCC pavement may contain supplementary cementitious materials as shown in Table 7-Y.

Table 7-Y: Allowable Supplementary Cementitious Materials:

Supplementary Cementitious Material	Test Requirement	Allowable Percentage Range
Fly Ash	ASTM C618 / AASHTO M 295, Class F	15% - 35%. (ACI 232.2R)
Ground Granulated Blast-Furnace Slag (GGBFS)	ASTM C989 / AASHTO M 302, Grade 100 or 120	25% - 70%. (ACI 233R)
Metakaolin	AASHTO M 295, Class N	5% - 15%. (ACI 232.1R)
Raw or calcined natural pozzolans	AASHTO M 295, Class N	5% - 15%. (ACI 232.1R)
Silica Fume	ASTM C1240 / AASHTO M 307	5% - 12%. (ACI 234R)

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2. **Aggregates for Roller Compacted Concrete Pavement**: The quality of aggregates shall conform to ASTM C33. The aggregate portion passing the No. 40 sieve shall have a liquid limit of not more than 20, and the plasticity index of the aggregate shall not exceed five. Fines shall be non-plastic. Fines shall not be manmade sand. Coarse aggregates must be washed, prior to delivery to the job site, to remove silt and fines. Aggregates may be obtained from a single source or borrow pit, however the coarse and fine aggregate may not be blended prior to entering mixing plant. The combined aggregate shall be well-graded without gaps and conform to the following gradations as per Table 7-Z.

Table 7-Z: Sieve Size Percent passing by weight

Sieve Size	Lower & Upper Specification Limits ½ in Maximum	Lower & Upper Specification Limits ¾ in Maximum
1”		100
3/4”	100	93-100
½”	81-100	70-95
3/8”	71-91	60-85
No. 4	49-70	40-60
No. 8	33-54	30-50
No. 16	24-40	20-40
No. 30	15-30	15-30
No. 50	10-25	10-25
No. 100	2-16	2-16
No. 200	0-8	0-8

Aggregates shall be innocuous, not causing deleterious expansion of RCC. Test individual concrete aggregates in accordance with ASTM C1260. Maximum expansion after 14 days of exposure to the solution of NaOH shall not exceed 0.10%.

If any of individual concrete aggregates do not meet the limit specified in the above paragraph, the aggregates can be tested with the production cementing material (Portland cement and supplementary cementing material proportioned according to the mix design) per ASTM C1567. The Contractor is allowed to test either individual aggregates or their blended proportioned according to the mix design. In either case the expansion in 14 days of exposure to the solution of NaOH shall not exceed 0.10%

3. **Chemical Admixtures for Roller Compacted Concrete**: Chemical admixtures shall conform to ASTM C 494. The contractor is allowed to use proprietary chemical admixtures improving the formability of RCC, provided the record of the previous experience certifying the beneficial use of admixtures is included with the submittal.

For moisture control in RCC, one of the following admixtures, or an approved equal, is allowed, but not required by the City. Please refer to the manufacturer’s recommendations

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for dosage rates.

- ACEiT Plus Manufactured by ACEiT Industries
- V-MAR VSC500 Manufactured by Grace Concrete Products

For troweling, the following admixture, or approved equal, is allowed by the City. Please refer to the manufacture's recommendations for dosage rates.

- ACEiT Blue Manufactured by ACEiT Industries

4. **Curing Compound**: Concrete curing compounds shall conform to ASTM C 309 Type ID.

5. **Joint Sealants and Fillers**: Joint filler materials for isolation joints shall be pre-formed expansion joint filler for concrete (bituminous type) in compliance with ASTM D994.

6. **Water**: Water used in the concrete shall conform to the requirements of ASTM C1602. It shall be clean, clear and free of acids, salts, alkalis or organic materials that may be detrimental to the quality of the concrete. Non-potable water may be considered as a source for part or all of the water, providing the mix design indicates proof that the use of such water will not have any deleterious effect on the strength and durability properties of the concrete.

7. **Forms**: Forms shall be of steel or wood capable of resisting deformation during edge compaction and to maintain grade. Wood forms shall have a minimum nominal thickness of 2-inches. Forms shall be clean and free of warp, debris, rust, and hardened concrete. Forms shall be treated with a bond breaker prior to use.

E. Lime/Fly Ash or Cement Treated Subbase: On a case-by-case basis, lime/fly ash or cement treated subbase may be an acceptable substitute for placement of compacted aggregate base material permitted use in subbase stabilization only. Prior to plan approval, the Developer shall submit to the City Engineer for review and approval, a proposal for lime/fly ash or cement treatment sections and compaction procedures, accompanied by recommendations from a California licensed, geotechnical engineer. In no case shall asphalt concrete be placed directly on lime/fly or cement treated bases or shall the recommended structural section be less than the City standard structural section from Table 7-2 in Section 7 "Streets".

F. Truncated Domes: Truncated dome panels shall be of vitrified polymer composite construction, embedded type, or (surface applied for retrofit applications) manufactured by Armor Tile Tactile Systems, Buffalo, New York, ADA Solutions, N. Billerica, MA, or approved equal. The dimensions and interval of the truncated domes within the panel shall conform to Caltrans Standard Plan RNSP A88A and Division of the State Architect Accessibility Reference Manual, Figure No. 31-23A. The orientation of the dome pattern for all panels shall be parallel with the panel edges.

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G. Graffiti Coating: Blok Guard® (Prosoco), Acryli-Master (Graffiti Master), GCP 1000 (Genesis Coatings Inc.), Prmakote, by Visual Pollution Technologies or approved equal, non-sacrificial type only.

H. Epoxies, Patching Material: Following are products specified for the indicated applications.

1. **Bonding extruded curb to asphalt concrete pavement; bonding concrete to existing during pour; bonding the top course of loose block, sound/retaining wall:** Rezi-Weld 1000, (Supplier: Spec-West), Sealtight Rezi-Weld ER-43 Type I, (Supplier: Spec-West) or Pro-Poxy 200 (available at whitecap) should be added as it meets C881/AASHTO M-235 for old to new concrete.

2. **Anchor Bolts:** Seal Tight Rezi-Weld Gel Paste Unitized Cartridge Epoxy (Supplier: Spec West), Covert Operations CIA Gel 7000 (Supplier: White Cap) or Rebar SETXP (Supplier: White Cap, Home Depot), SpecPoxy 2000 by SpecChem or approved equal. Apply appropriate epoxy product to concrete and/or asphalt as recommended by manufacturer.

3. **Patching:** Patchcrete (Supplier: Spec-West), Emaco R350CI Repair Mortar (Supplier: White Cap), Ardex CP (Supplier: Spec-West) or approved equal.

I. Reinforcement Bar: Rebar shall be grade 60 steel, deformed type. Smooth bar shall not be allowed. All rebar shall be #4 unless otherwise specified on the plans.

J. Concrete Curing Compound: Curing compound shall conform to ASTM C-309. Type 1-D and Class B, resin base~~, clear with fugitive red dye~~. Approved products include Burke Aqua Resin Cure (with dye), W.R. Meadows 1100- Clear Series (with dye) or approved equal.

K. Slurry Seal: Slurry seal shall conform to Caltrans Standard Specifications, Section 37-2, "Seal Coats" and Type II Aggregate Type. A design mix shall be submitted to the Development Section for approval prior to commencing work.

L. Slurry Cement Backfill: The backfill must contain at least 188 pounds of cement per cubic yard and enough water to produce a fluid workable mix that flows and can be pumped without segregation during placement.

When authorized by the City Construction Inspector, controlled low-strength material (CLSM), per Caltrans Standard Specifications Section 19-3.02G or dry mix "popcorn" backfill may be used with pre-approval. 94 pounds of cement content to the CLSM cement backfill shall be required. A design mix shall be submitted to the City Construction Inspector for approval prior to commencing work. CLSM requires mechanical equipment effort to achieve proper consolidation. Whenever CLSM is placed within the travelled way or covered by paving or embankment materials, the CLSM must achieve a maximum indentation diameter of 3 inches when tested under ASTM D6024 before covering and opening to traffic.

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M. Clean Crushed Rock: Shall consists of gravel, crushed gravel, crushed rock, reclaimed aggregate, or a combination of these. All gravel characteristics shall comply with CTM 211 and 227. The percentage composition by weight of clean crushed rock shall conform to the following gradations for the Type specified.

	Type A	**Type B**	**Type C**
	3/8" Crushed (Pea Gravel)	½" Crushed	¾" Crushed
1-1/2"	-	-	-
¾"	-	100	90-100
½"	100	90-100	30-60
3/8"	50-85	20-60	0-20
No. 4	20-60	0-15	0-5
No. 200	0-2	0-2	0-2

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END OF APPENDIX A:X

A:

CITY OF ROSEVILLE CONSTRUCTION STANDARDS SECTION 71

APPENDIX B:X
B:

IRRIGATION SCHEDULE

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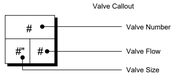
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	40	25	L4.5 - PK - 8
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER, 5 GPM-20 GPM. INSTALL PER PARKS STANDARD DETAIL PK-13. ALL VALVES ON 3" AND LARGER MAINLINE REQUIRE SADDLE TAP FITTINGS.	6		L4.4 - PK - IR -12
	DRIP LINE FLUSHING VALVE VALVE SHALL BE SCHEDULE 40 PVC BALL VALVE WITH BRASS HOSE THREAD ADAPTER. INSTALL PER PARKS STANDARD DETAIL PK-16	26		L4.4 - PK - IR-15
A	NETAFIM 65ARIA075 3/4IN. MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN SUBSURFACE SYSTEMS. ON SLOPING TERRAIN TO PREVENT COLLAPSING OF PIPES. UV RESISTANT. MAXIMUM PRESSURE: 150 PSI.	5		L4.5 - 4
I	DRIP OPERATION INDICATOR DRIP SYSTEM OPERATOIN INDICATOR, RAINBIRD 1812 12" POP UP WITH A 4 VAN NOZZLE SET TO 0 DEGREE PATTERM. INSTALL PER PARKS STANDARD DETAIL PK-16	25		L4.4 - PK - IR-15
	AREA TO RECEIVE DRIPLINE - INSTALL ON GRADE WITH 2" COVER. REFER TO PARK SPECIFICATIONS FOR TYPE. NETAFIM TLHCVXR-CS-053-18 TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	12,450 LF		L4.5 - 1
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	2		L4.6 - PK - IR-14
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE SHALL BE LINED SIZED PER PLANS. VALVES 3" AND SMALLER SHALL BE NIBCO T-113-LF	2		
C	EXISTING IRRIGATION CONTROLLER CALSENSE CONVENTIONAL TOP ENTRY PEDESTAL STAINLESS STEEL CONTROLLER. CONTROLLER ASSEMBLY INCLUDES: CS3000 48 STATION CONTROLLER CS3-8STA-KIT, CS3-MSSE-KIT CS3-LR CALSENSE RADIO CS3-SS1 ENCLOSURE WITH CS3000 TRANSIENT PROTECTION, TP-110 AC LINE PROTECTION, LR-STUBBY WITH 2-FOOT CABLE, ON/OFF SWITCH AND GFI OUTLET INSIDE CLOSURE CONTRACTOR TO COORDINATE WITH CITY OF ROSEVILLE TO ADD ADDITIONAL STATIONS TO EXISTING CONTROLLER.	1		
POC	POINT OF CONNECTION 4" POINT OF CONNECTION AT EXISTING MAINLINE. CONTRACTOR TO VERIFY LOCATION OF MAINLINE, AVAILABLE PRESSURE, AND FLOW AT POINT OF CONNECTION PRIOR TO CONSTRUCTION.	1		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	2,919 LF		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	106.7 LF		
	IRRIGATION MAINLINE: PVC CLASS 200 3" MAINLINE 3" AND LARGER - CLASS 200 PVC PIPE RUBBER GASKETED PIPE AT 24" DEPTH. MAINLINE TO BE PLACE 24" FROM EDGE OF HARDSCPAE PER PLAN.	973.2 LF		
	PIPE SLEEVE: SCH 40 PVC 1120-1220	72.8 LF		
	DRIP LINE SUPPLY HEADER	-		
	DRIP LINE EXHAUST	-		
	IRRIGATION MAINLINE CAP CAP AS SHOWN ON PLANS FOR FUTURE USE	1		
	QUICK COUPLING VALVE RAIN BIRD 44-LRC: 1", 2 PIECE BODY WITH 44-K KEY AND SH-1 HOSE SWIVEL. INSTALLED IN LANDSCAPE AREAS	4		L4.6 - PK - IR-13

Valve Callout



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PIPE	WIRE	DESIGN PSI	PSI	PSI @ POC	PRECIP
C5	RAIN BIRD PEB	1"	BUBBLER	14	1,024	521.7	25	31.6		1.76 in/h
C6	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	14.59	692.1	526.5	30	52.0		0.38 in/h
C7	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	12.85	273.6	530.7	30	48.6		0.38 in/h
C8	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	20.72	410.1	534.8	30	62.2		0.38 in/h
C9	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	2.1	46.2	900.3	30	37.1		0.38 in/h
C10	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	4.69	364.7	1,119	30	37.3		0.38 in/h
C11	RAIN BIRD PEB	1"	BUBBLER	6	179.2	1,117	25	27.1		1.76 in/h
C12	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	18.09	35.5	1,105	30	53.9		0.38 in/h
	Common Wire					973.2				

POINT OF CONNECTION NOTES:

1. CONTRACTOR SHALL INVESTIGATE AND DETERMINE THE POINT OF CONNECTION LOCATION. IF DIFFERENT THAN SHOWN ON THESE PLANS THIS SHALL BE REPORTED TO THE CITY.
2. THE CONTRACTOR IS TO PERFORM PRESSURE TESTS AT THE POINT OF CONNECTION TO CONFIRM ACTUAL SITE PRESSURE LEVELS. ANY DISCREPANCIES BETWEEN INFORMATION ON THESE PLANS AND THAT OF EXISTING SITE CONDITIONS AND MANUFACTURER DATA ARE TO BE REPORTED TO THE CITY. FAILURE TO CONFIRM POC INFORMATION RESULTING IN REQUIRED CHANGES, DUE TO LOW PRESSURE OR VOLUME, WILL RESULT IN CITY DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE CITY.

PVC PIPING NOTES:

1. PIPING AND EQUIPMENT LAYOUT IS SHOWN SCHEMATICALLY FOR VISUAL CLARITY. MAINLINES SHOULD BE LOCATED 24" - 48" OFF ADJACENT PAVEMENT OR OTHER OBSTACLES. PIPE SIZES SHALL BE INSTALLED PER PLANS. SMALLER PIPE SIZE SUBSTITUTIONS ARE NOT ACCEPTABLE; LARGER PIPE SIZES MAY BE APPROVED. SOLVENT WELD FITTINGS FOR MAINLINES 2" AND LARGER SHALL BE SCHEDULE 40 PVC. ALL THREADED FITTINGS SHALL BE SCHEDULE 80 PVC.

IRRIGATION NOTES:

1. ANY AND ALL PORTIONS OF THIS WORK ARE TO BE CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS AS SET FORTH BY THE CITY OF ROSEVILLE, STATE AND NATIONAL AGENCIES. IN THE EVENT THERE IS A CONFLICT WITH THESE PLANS AND THE AGENCIES STATED ABOVE, THE GOVERNING BODY'S REGULATIONS SHALL PREVAIL
2. ALL EXISTING IRRIGATION AND UTILITIES THAT ARE DAMAGED DURING CONSTRUCTED ARE TO BE REPLACED IN KIND WITH NO EXPENSE TO THE CITY
3. THE IRRIGATION SYSTEM AS SHOWN WITHIN THESE PLANS HAS BEEN DESIGNED BASED ON OPERATING PRESSURES OF 50 PSI. THE CITY REPORTS THAT STATIC WATER PRESSURES AT THE SITE IS APPROXIMATELY (85) PSI.
4. PRIOR TO BIDDING OF SITE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR AND EXAMINE CONDITIONS OF THE PROJECT SITE. PRIOR TO COMMENCEMENT OF SITE WORK VERIFYING LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES. LOCATIONS OF ITEMS SHOWN ON THESE PLANS ARE ONLY APPROXIMATIONS. ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE CITY. FAILURE TO REPORT DISCREPANCIES TO THE CITY BEFORE COMMENCEMENT OF SITE WORK IMPLIES ACCEPTANCE OF SITE CONDITIONS AND COSTS ASSOCIATED WITH CORRECTING IRRIGATION LAYOUTS.
5. ANY EXISTING SITE FEATURES, GRADE CHANGES, OR SITE PLAN DESIGN CHANGES NOT SPECIFICALLY ADDRESSED ON THESE PLANS, (OR UNKNOWN CONDITIONS THAT WERE NOT APPARENT DURING THE DESIGN PROCESS) THAT WILL IMPACT INSTALLATION OR OPERATING OF IRRIGATION SYSTEMS IN ANY WAY, SHALL BE REPORTED TO THE CITY PRIOR TO COMMENCEMENT OF SITE WORK.
6. INSTALL IRRIGATION EQUIPMENT PER DETAILS AND SPECIFICATIONS. ALL IRRIGATION EQUIPMENT REQUIRED FOR PROJECT COMPLETION BUT NOT DETAILED ON THESE PLANS SHALL BE INSTALLED PER LOCAL AND STATE CODES AND MANUFACTURER'S WRITTEN INSTALLATION RECOMMENDATIONS.
7. THE CONTRACTOR SHALL REPAIR, REPLACE OR COMPENSATE CITY FOR ALL ITEMS DAMAGED BY HIS/HER WORK.
8. CONTACT CITY CONSTRUCTION INSPECTOR TO SCHEDULE A IRRIGATION INSPECTION AND RECEIVE ACCEPTANCE BY CITY BEFORE BACKFILLING TRENCHES.
9. ALL MATERIALS AND INSTALLATIONS TO BE IN COMPLIANCE WITH CITY OF ROSEVILLE STANDARD SPECIFICATIONS, LATEST EDITION.
10. THIS PLAN IS DIAGRAMMATIC. ALL IRRIGATION HEADS AND PIPING SHALL BE LOCATED IN PLANTING AREAS WHENEVER POSSIBLE.
11. FLUSH AND ADJUST ALL VALVES AND HEADS TO ENSURE PROPER COVERAGE. OVER IRRIGATION FLOW ONTO WALKWAYS IS NOT ALLOWED.
12. INSTALL ALL EQUIPMENT PER THE DETAILS, SPECIFICATIONS AND PARKS CONSTRUCTION STANDARDS, CURRENT EDITION. EQUIPMENT NOT SPECIFICALLY NOTED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
13. INSTALL THRUST BLOCKS AT ALL CHANGES IN DIRECTION IN THE MAIN LINE PER SECTION L4.3, DETAIL PK-10.
14. SEE CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS, LATEST EDITION FOR ALL IRRIGATION DETAILS. SEE PROJECT SPECIFICATIONS FOR MORE INFORMATION.
15. THIS SYSTEM IS DESIGNED FOR A MAXIMUM DEMAND OF 50 GPM. THE CITY IS REPORTING THE STATIC WATER PRESSURE AT THE POC IS (185) PSI AS OF APRIL 19, 2025. THE CONTRACTOR SHALL VERIFY PRESSURE AT THE POC PRIOR TO START OF IRRIGATION WORK AND NOTIFY THE CITY OF DIFFERENCES GREATER THAN 10%.

IRRIGATION ACCEPTANCE:

1. ALL NEW IRRIGATION TO COMPLY WITH THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. COMPLETED WORK WILL BE REVIEWED AND OBSERVED BY CITY. ANY MODIFICATIONS REQUIRED TO MEET THE STANDARDS AS SET FORTH IN THESE LANDSCAPE DOCUMENTS WILL BE SUBMITTED TO THE CITY AND CORRECTED AT THE LANDSCAPE CONTRACTOR'S EXPENSE. CORRECTED ITEMS MUST BE APPROVED BY CITY.
2. UPON FINAL ACCEPTANCE, LANDSCAPE CONTRACTOR SHALL INSTRUCT MAINTENANCE PERSONNEL AS TO THE OPERATION AND MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION AT A TIME AND LOCATION ACCEPTABLE TO BOTH PARTIES TO CONDUCT THIS TRAINING SHALL BE ARRANGED BY THE CONSTRUCTION INSPECTOR.

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STATE OF CALIFORNIA ESTIMATED WATER USE

TOTAL WATER USE IS CALCULATED BY SUMMING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE

WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING FORMULA:

ESTIMATED TOTAL WATER USE (ETWU) = GALONS / YEAR PER HYDROZONE

ET ADJUSTMENT FACTOR **(ETAF)** =

0.55 ETAF FOR RESIDENTIAL LANDSCAPE
0.45 ETAF FOR NON-RESIDENTIAL LANDSCAPE
0.8 ETAF FOR EXISTING NON-REHABILITATED LANDSCAPE
SPECIAL LANDSCAPE SHALL NOT EXCEED 1.0 ETF

PLANT FACTOR (PF) = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES **(LOW WATER = 0.2), (MODERATE = 0.3), (HIGH = 0.4)**

HYDROZONE AREA (HA) = (SF OF LANDSCAPE) OR (32 SF / TREE)

CONVERSION FACTOR (CONVERTS ACRE-INCES PER YEAR TO GALLONS PER SQUAR FOOT = **0.62**

IRRIGATION EFFIECIENCY (IE) = **0.75** (OVERHEAD SPRAY) **0.81** (DRIP)

SPECIAL LANDSCAPE AREA (SLA) = SF OF EDIBLE PLANTS, RECREATIONAL AREAS, AREAS IRRIGATION WITH RECYCLED WATER, OR WATER FEATURES USING RECYCLED WATER

EVAPOTRANSPORATION RATE (Eto) = QUANTITY OF WATER EVAPORATED FROM ADJ. SOIL AND TRNASPIRED BY PLANTS OVER A SPECIFIED TIME **(52.20)**

ETWU = [(Eto)*(PF)*(HA)*(0.62)] / (IE)

MAWA = [(Eto)*(0.62)(ETAF) * (SUM OF SLA & HA)] + [(1 - ETAF)* (SLA)]

HYDROZONE "A" (DRIP)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETW (GAL/YEAR	REMARKS
52.2	0.2	12,583.00	0.62	0.81		100,552.15	

HYDROZONE "B" (BUBBLERS)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETW (GAL/YEAR	REMARKS
52.2	0.3	-	0.62	0.81		-	

HYDROZONE "C" (BUBBLERS)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETW (GAL/YEAR	REMARKS
52.2	0.4	-	0.62	0.75		-	

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ETO	SUM OF HA	CONVERSION FACTOR	ETAF	SUM OF SLA	MAWA (GAL/YEAR)	REMARKS
52.2	12,583.00	0.62	0.45	0	183,256.30	

MAXIMUM APPLIED WATER ALLOWANCE (GAL/YEAR) **183,256.30**

MAXIMUM APPLIED WATER ALLOWANCE PERCENT OF ESTIMATED TOTAL WATER USE **55%**

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN

JOSHUA R. CERVANTES

JOSHUA R. CERVANTES

WATERING TIME ADJUSTMENT (HYDROZONE "A" DRIP)

MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC
MAXIMUM MINUTES PER START TIME	16	16	16	16	16	16	16	16	16	16	16	16
START TIMES PER WEEK	2	3	4	6	6	8	8	8	6	4	3	2
TOTAL MINUTES PER WEEK	32	48	64	96	96	128	128	128	96	64	48	32

WATERING SCHEDULE ARE APPROXIMATE PER SEASON AND SHOULD BE ADJUSTED TO REFECT SEASONAL FLUCTUATIONS IN AVERAGE PRECIPITATION

ALL PLANTS TO RECEIVE APPROPRIATE ADDITIONAL 15% HIGHER WATERING DURING INSTALLATION PERIOD IN ORDER TO ESTABLISH HEALTHY AND DEEP ROOT GROWTH

CRITICAL ANALYSIS

Generated: 2025-04-08 15:39

P.O.C. NUMBER: 01
Water Source Information: Point of Connection at existing Mainline. Contractor to verify location of mainline, available pressure, and flow at point of connection prior to construction.

FLOW AVAILABLE
Point of Connection Size: 4"
Flow Available 160.49 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 85 PSI
Pressure Available: 85 PSI

DESIGN ANALYSIS
Maximum Station Flow: 20.72 GPM
Flow Available at POC: 160.49 GPM
Residual Flow Available: 139.77 GPM

Design Pressure: 30 PSI
Friction Loss: 6.17 PSI
Fittings Loss: 0.62 PSI
Elevation Loss: 0 PSI
Loss through Valve: 25 PSI
Pressure Req. at Critical Station: 61.8 PSI
Loss for Fittings: 0.02 PSI
Loss for Main Line: 0.16 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 62.0 PSI
Pressure Available: 85 PSI
Residual Pressure Available: 23.0 PSI

SCALE:
DATE: 7/09/25
100% DRAWINGS

CITY OF ROSEVILLE CALIFORNIA

CWJ #:	500465
PROJECT #:	EN25-0170
DESIGN:	
DRAWING:	

SEAL: CA LANDSCAPE ARCHITECT — TARA L. GEE No. 3868 Exp. April 2026 — STATE OF CALIFORNIA

CITY APPROVAL :

REVISIONS

N°	DATE	DESCRIPTION
3	6/16/25	DESIGN ADJUSTMENTS
4	7/9/25	DESIGN ADJUSTMENTS

THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

IRRIGATION PLAN

L4.0
SHEET: 11 OF 25

JOSHUA RAUL CERVANTES

END OF APPENDIX B::

IRRIGATION SCHEDULE

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APPAPPENDIX C:X C:

EXISTING SOILS FERTILITY REPORT
2022

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

WALLACE LABORATORIES, LLC
365 Coral Circle
El Segundo, CA 90245
phone (310) 615-0116 fax (310) 640-6863

August 18, 2022

Amy LaTomme, amy@VerdeDesignInc.com
Verde Design, Inc.
1843 Iron Point Road, Suite 140
Folsom, CA 95630

RE: Gibson Park / City of Roseville
Our ID No. 22-228-13, received August 15, 2022

Dear Amy,

The pH is moderately acidic at 6.35. Salinity is modest at 0.51 millimho/cm.

Nitrogen and sulfur are low. Boron is modest. Phosphorus is moderate. Potassium, iron, manganese, zinc, copper and magnesium are high. Sodium is low. SAR (sodium adsorption ratio) is 0.4. The concentrations of common non-essential heavy metals are low.

Recommendations

General soil preparation on a square foot basis. Broadcast the following uniformly. The rates are per 1,000 square feet for a 6-inch lift. Incorporate them homogeneously 6 inches deep:

Simplot or Yara calcium ammonium nitrate (27-0-0) – 4 pounds or other pH neutral nitrogen material as listed below
Triple superphosphate (0-45-0) – 3 pounds
Agricultural gypsum - 20 pounds
Organic soil amendment - about 4 cubic yards, sufficient for 3% to 5% soil organic matter on a dry weight basis

For soil preparation on a volume basis, incorporate homogeneously the following materials into clean soil. Rates are expressed on a cubic yard basis:

Simplot or Yara calcium ammonium nitrate (27-0-0) – 1/4 pound or other pH neutral nitrogen material as listed below
Triple superphosphate (0-45-0) – 1/4 pound
Agricultural gypsum – 1 pound
Organic soil amendment - about 20% by volume, sufficient for 3% to 5% soil organic matter on a dry weight basis

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Soil organic amendment suggestions

1. Humus material shall have an acid-soluble ash content of no less than 6% and no more than 20%. The organic matter content shall be 50% or more on a dry weight basis.
2. The pH of the material shall be between 6 and 7.5.
3. The salt content shall be less than 10 millimho/cm @ 25° C. in a saturated paste extract.
4. Boron content of the saturated extract shall be less than 1.0 parts per million.
5. Silicon content (acid-insoluble ash) shall be less than 50%.
6. Calcium carbonate shall not be present if to be applied on alkaline soils.
7. Types of acceptable products are composts, manures, mushroom composts, straw, alfalfa, peat mosses etc. low in salts, low in heavy metals, free from weed seeds, free of pathogens and other deleterious materials.
8. Composted wood products are conditionally acceptable [stable humus must be present]. Wood based products are not acceptable which are based on red wood or cedar.
9. Sludge-based materials are not acceptable.
10. Carbon:nitrogen ratio is less than 25:1.
11. The compost shall be aerobic without malodorous presence of decomposition products.
12. The maximum particle size shall be 0.5 inch, 80% or more shall pass a No. 4 screen for soil amending.

Maximum total permissible pollutant concentrations in amendment in parts per million on a dry weight basis:

arsenic	12	copper	100	selenium	30
cadmium	15	lead	200	silver	10
chromium	200	mercury	10	vanadium	50
cobalt	50	molybdenum	20	zinc	200
		nickel	100		

For site maintenance, apply Simplot or Yara calcium ammonium nitrate (27-0-0) at 4 pounds per 1,000 square feet about once per quarter or other pH neutral nitrogen material such as feather meal, urea (46-0-0) in warm weather, ureaformaldehyde (38-0-0), coated urea, etc.

Monitor the site with periodic soil testing. Adjust the maintenance program as needed.

Sincerely,

Garn A. Wallace, Ph. D.
GAW:n

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WALLACE LABS	SOILS REPORT	Print Date	Aug. 16, 2022	Receive Date	8/15/22
365 Coral Circle	Location	Gibson Park / City of Roseville			
El Segundo, CA 90245	Requester	Amy LaTomme, Verde Design, Inc.			
(310) 615-0116	graphic interpretation: * very low, ** low, *** moderate				

ammonium bicarbonate/DTPA

* * * * high, * * * * * very high

extractable - mg/kg soil

Interpretation of data

low	medium	high
0 - 7	8-15	over 15
0-60	60 -120	121-180
0 - 4	4 - 10	over 10
0- 0.5	0.6- 1	over 1
0 - 1	1 - 1.5	over 1.5
0- 0.2	0.3- 0.5	over 0.5
0- 0.2	0.2- 0.5	over 1

Sample ID Number		22-228-13	
Sample Description		Planting Beds	
elements			graphic
phosphorus		9.34	***
potassium		132.89	****
iron		27.30	*****
manganese		30.41	*****
zinc		2.58	****
copper		1.98	****
boron		0.20	**
calcium		369.24	***
magnesium		293.31	*****
sodium		22.43	*
sulfur		13.58	*
molybdenum		0.06	***
nickel		0.49	*
aluminum		n d	*
arsenic		0.15	*
barium		3.22	**
cadmium		0.04	*
chromium		n d	*
cobalt		0.27	*
lead		0.68	*
lithium		0.07	*
mercury		n d	*
selenium		n d	*
silver		n d	*
strontium		3.35	*
tin		n d	*
vanadium		0.44	*

The following trace elements may be toxic The degree of toxicity depends upon the pH of the soil, soil texture, organic matter, and the concentrations of the individual elements as well as to their interactions.

The pH optimum depends upon soil organic matter and clay content- for clay and loam soils: under 5.2 is too acidic 6.5 to 7 is ideal over 8.0 is too alkaline

Saturation Extract			
pH value	6.35	***	
ECe (milli-mho/cm)	0.51	**	
			millieq/l
calcium	70.0		3.5
magnesium	21.6		1.8
sodium	14.4		0.6
potassium	7.7		0.2
cation sum			6.1
chloride	23		0.7
nitrate as N	1		0.1
phosphorus as P	1.0		0.0
sulfate as S	10.3		0.6
anion sum			1.4
boron as B	0.07	*	
SAR	0.4	*	
est. gypsum requirement-lbs./1000 sq. ft.	18		

The ECe is a measure of the soil salinity: 1-2 affects a few plants 2-4 affects some plants, > 4 affects many plants.

problems over 150 ppm good 20 - 30 ppm toxic over 800

toxic over 1 for many plants increasing problems start at 3

relative infiltration rate	fair
estimated soil texture	sandy loam
lime (calcium carbonate)	no
organic matter	low/fair
moisture content of soil	3.3%
half saturation percentage	24.8%

Elements are expressed as mg/kg dry soil or mg/l for saturation extract.

pH and ECe are measured in a saturation paste extract. nd means not detected.

Analytical data determined on soil fraction passing a 2 mm sieve.

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END OF APPENDIX: C

EXISTING SOILS FERTILITY REPORT 2022

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APPENDIX D:

EXISTING GEO-TECH REPORT 2021

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WallaceKuhl & ASSOCIATES | A Universal Engineering Sciences Company

Geotechnical Engineering Report

GIBSON PARK

WKA No. 13232.01P

August 26, 2021

Prepared for:

Verde Design, Inc.

1843 Iron Point Road, Suite 140

Folsom, California 95630

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Geotechnical Engineering Report

GIBSON PARK

Roseville, California

WKA No. 13232.01P

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WallaceKuhl & ASSOCIATES | A Universal Engineering Sciences Company

Corporate Office
3050 Industrial Boulevard
West Sacramento, CA 95691
916.372.1434 phone
916.372.2565 fax

Stockton Office
3422 West Hammer Lane, Suite D
Stockton, CA 95219
209.234.7732 phone
209.234.7737 fax

Geotechnical Engineering Report
GIBSON PARK
Gibson Drive and Roseville Parkway
Roseville, California
WKA No. 13232.01P
August 26, 2021

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INTRODUCTION

We have completed a geotechnical engineering investigation for the proposed Gibson Park development to be constructed northwesterly of the intersection of Gibson Drive and Roseville Parkway in Roseville, California. The purposes of our work have been to explore the existing soil and groundwater conditions at the site, and to provide geotechnical engineering conclusions and recommendations for the design and construction of the proposed park. This report presents the results of our work.

Work Scope

Our scope of work has included the following tasks:

1. site reconnaissance;
2. review of United States Geological Survey (USGS) topographic maps, geologic maps, historical aerial photographs, and available groundwater information;
3. subsurface exploration, including the drilling and sampling of six borings to depths of approximately four to 7½ feet below the existing ground surface;
4. performing two percolation tests and two infiltration tests at the site;
5. bulk sampling of near-surface soils;
6. laboratory testing of selected soil samples;
7. engineering analyses; and,
8. preparation of this report.

Figures and Attachments

This report contains a Vicinity Map as Figure 1; a Site Plan showing the boring locations as Figure 2; and. the Logs of Soil Borings on Figures 3 through 8. An explanation of the symbols and classification system used on the test pit logs is contained on Figure 11. Appendix A contains general information regarding project concepts, exploratory methods used during our field investigation, and laboratory test results that are not included on the logs.

Proposed Development

We understand the project will consist of the design and construction of new hardcourts (pickle ball courts, tennis courts, and basketball courts), a restroom building, shaded picnic area, turf fields, and sidewalks. Associated development is anticipated to consist of underground utilities, light poles, and pavements.

Grading plans were not available for review at the time this report was prepared. However, based on existing topography of the site, we anticipate cuts and fills of about one to five feet will be required to establish final subgrade levels across the majority of the site. However, deeper cuts and fills may be required to remove the existing stockpile and/or backfill drainage swales.

FINDINGS

Site Description

The proposed park site is located northwesterly of the intersection of Gibson Drive and Roseville Parkway in Roseville, California. The proposed park site is bounded to the northwest and northeast by existing residential development; to the southwest by Roseville Parkway; and, to the southwest by Gibson Drive.

At the time of our site investigations on July 12 and 13, 2021, the southern corner of the site was covered in asphalt concrete pavements and a portable trailer that supported an office. The remaining portion of the site was generally vacant and covered with low-lying native grasses and weeds. Overhead power/utility lines were located along the southwestern boundary of the site and overhead poles were located within the existing parking area.

A large stockpile was observed near the middle northern portion of the site with an observed height of about eight to 12 feet tall, a length of about 160 feet in a north to south orientation, and a width of about 50 to 65 feet in an east west direction.

Four drainage swales were observed on the site. One drainage swale was observed near the west portion of the site extending from the north to the south side of the property and had an observed depth ranging of about eight to 12 feet below existing site grades. The second drainage swale was observed near the north portion of the site and extends from the middle east to the east side of the site, it had an observed depth ranging from about five to 10 feet

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below existing site grades. Two other shallower (i.e., less than five feet) drainage swales were observed adjacent to the east and south portions of the site.

Topography of the site slopes gently downward from northeast to southwest with surface elevations varying from about +185 feet relative to mean sea level (msl) along the northeast boundary of the site to about 175 feet msl at the southwest boundary of the site. The parking lot is about two to five feet lower in elevation than the surrounding subgrade.

During the drilling operations, the City of Roseville grout inspector informed our field engineer that much of the northern portion of the site and the stockpiles were likely fill from development of the nearby shopping centers by the Roseville Galleria were constructed.

Historical Aerial Photograph Review

We reviewed historical aerial photographs from the years 1947 through 2020. Review of the aerial photograph from 1947 indicates the site was vacant land. The site appears relatively unchanged in aerial photographs from 1957 and 1966. The aerial photograph from 1993 shows the site is relatively unchanged, however, Roseville Parkway has been constructed and the alignment of Gibson Drive is visible but does not appear to have been built. The residential development to the northwest is visible in the 2002 photograph and the development northeast of the site is visible in the 2003 photograph. Partial grading of the site appears to have been performed between 2002 and 2003 and the drainage ditch traversing the northwest end of the site is visible in the 2003 photograph.

The site appears to have remained relatively unchanged until sometime between 2006 and 2007. A 2007 photograph shows the existing parking area has been constructed and grading appears to be occurring at the southwest end of the site. The existing stockpile is visible in the 2007 photograph. The site appears to be relatively unchanged until October of 2020 when the existing trailer is visible. The trailer appears to have been placed between June of 2020 and October of 2020. The site appears to have remained essentially unchanged since October of 2020.

Site Geology

Review of the Department of Interior United States Geologic Survey publication "Geologic Map of the Late Cenozoic Deposits of the Sacramento Valley and Northern Sierra Foothills, California" revealed the site is mapped as being underlain by the Mehrten Formation, which consists of two distinct units: a conglomerate of slightly to well-cemented rounded gravels,

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cobbles, and boulders in a matrix of sand and silt that sometimes contains layers of well-cemented sand stone; and, a volcanic mudflow breccia which consists of a hard rock unit composed of angular andesitic blocks, up to several feet in size, in a well-cementer matrix of volcanic ash. The mudflow breccia typically is a massive unit with few discontinuities except for irregular-spaced tension cracks in the surface.

Soil Conditions

The test borings indicate the surface and near-surface soils across the site consist of relatively dense, variable cemented silts with varying clay, silt, and sand contents to the explored four to 7½ foot depths of the borings. The variably cemented soils are locally referred to as "hardpan." These soils are generally underlain by a cobble/boulder conglomerate in a matrix with silty sand and gravel.

However, undocumented fill soils were encountered within the upper two to four feet at borings D3 and D5. The fill is considered undocumented as the material was likely not placed as engineered fill in the presence of a geotechnical engineer's representative.

Subsurface conditions observed during our exploration are consistent with the mapped geology described in the Site Geology section of this report. It should be noted that all borings were terminated due to practical auger refusal within the cobble/boulder conglomerate.

For detailed soil conditions at a particular location, please refer to the Logs of Soil Borings on Figures 3 through 8.

Groundwater

Free groundwater was not encountered within the test borings drilled on July 12, 2021 to the explored depths four to 7½ feet below existing site grades.

Our review of available groundwater information in the area indicates groundwater at the site is anticipated to be deeper than 50 feet below existing site grades.

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CONCLUSIONS

2019 California Building Code Seismic Design Parameters

The project will be designed under the 2019 edition of the *California Building Code* (CBC). The 2019 CBC references the *American Society of Civil Engineers (ASCE), Minimum Design Loads and Associated Criteria for Buildings and Other Structures 7-16*. To assist with the structural design of the project, we have provided seismic design parameters for the 2019 CBC, which have been determined based on the site location and the web interface developed by the Structural Engineers Association of California (SEAOC) and the Office of Statewide Health Planning and Development (OSHPD) (https://seismicmaps.org).

The following seismic design parameters summarized below in Table 1 may be used for seismic design of the proposed improvements.

TABLE 1: 2019 CBC/ASCE 7-16 SEISMIC DESIGN PARAMETERS

Latitude: 38.3763° N Longitude: 121.2766° W	ASCE 7-16 Table/Figure	2019 CBC Figure/Section/Table	Factor/ Coefficient	2019 CBC Values
0.2-second Period MCE	Figure 22-1	Figure 1613.2.1 (1)	S_S	0.437 g
1.0 second Period MCE_R	Figure 22-2	Figure 1613.2.1 (2)	S_1	0.220 g
Soil Class	Table 20.3-1	Section 1613.2.2	Site Class	C
Site Coefficient	Table 11.4-1	Table 1613.2.3 (1)	F_a	1.300
Site Coefficient	Table 11.4-2	Table 1613.2.3 (2)	F_v	1.500
Adjusted MCE Spectral Response Parameters	Equation 11.4-1	Equation 16-36	S_{MS}	0.568 g
	Equation 11.4-2	Equation 16-37	S_{M1}	0.330 g
Design Spectral Acceleration Parameters	Equation 11.4-3	Equation 16-38	S_{DS}	0.378 g
	Equation 11.4-4	Equation 16-39	S_{D1}	0.220 g
Seismic Design Category	Table 11.6-1	Table 1613.2.5 (1)	Risk Category I to IV	D
	Table 11.6-2	Table 1613.2.5 (2)	Risk Category I to IV	D

Notes: MCE_R = Risk-Targeted Maximum Considered Earthquake
g = gravity

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Liquefaction Potential

Based on the results of our subsurface exploration, the known geologic, seismic, groundwater and soil conditions, it is our opinion that the potential for liquefaction occurring at the site during seismic events does not exist.

Bearing Capacity

Based upon our field and laboratory testing, it is our opinion the undisturbed native soils are capable of supporting the planned improvements. Our work also indicates engineered fills composed of native soils, or approved imported soils constructed in accordance with our recommendations, also will be capable of supporting the planned improvements.

However, the existing fill soils encountered at the site are not considered unsuitable for support of the proposed structures at the site, including foundations, floor slabs, and pavements due to the relatively loose and variable nature of the fill. Therefore, we recommend removing and replacing the existing fill soils with engineered fill in accordance with the recommendations of this report.

The extent and depth of the existing undocumented fill is anticipated to vary across the site. In general, we anticipate the majority of the existing fill that will require removal and replacement is between about two and four feet below the existing ground surface.

In addition, site development will include the removal of the existing soil stockpiles and backfilling the existing drainage swales and recompaction of surface soils across the site that have been disturbed due to previous site activities.

Clearing operations to remove the undocumented fill, soil stockpiles and clear the drainage swales of loose soil and debris will disturb the soils and create loose and variable soil conditions. Disturbed areas must be excavated to expose firm, undisturbed native soils and the excavations backfilled with engineered fill to provide adequate and uniform support for the planned structures and pavements. Undisturbed native soils, recompacted native soils, and engineered fill that is properly placed and compacted as recommended in this report will be capable of supporting the proposed structures and pavements.

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Excavation Conditions

Near-surface soils of the Mehrten Formation should be excavatable with conventional earthmoving and trenching equipment typically used in the Roseville area. However, cemented soils (**"hardpan"**) encountered in our borings may be slow to excavate with a standard, rubber-tired backhoe; however, specialized excavation equipment is not anticipated.

Soil sidewalls for the planned foundation excavations and shallow utility excavations may remain stable at near-vertical inclinations without significant caving for short periods of time. However, the near-surface existing fill and zones of cohesionless soils that are encountered may require excavation bracing or shoring to control sloughing or caving. If construction is performed during the rainy season, soil sidewalls may also experience sloughing or caving and may require excavation bracing or shoring.

Cemented cobble/boulder conglomerates of the Mehrten Formation will be difficult to excavate. Although slow excavation should be anticipated, large excavators (e.g. Caterpillar 245 and Komatsu PC750) can typically excavate utility trenches in this material. Large tractors (equivalent in size or larger than a Caterpillar D10) equipped with a single-tooth ripper typically are capable of ripping the cemented conglomerates. Pre-ripping of utility trench alignments with large tractors during mass grading can reduce difficulty during utility trenching.

Excavations deeper than five feet that will be entered by workers should be sloped, braced or shored in accordance with current Occupational Safety & Health Administration (OSHA) regulations. The contractor must provide an adequately constructed and braced shoring system in accordance with federal, state and local safety regulations for individuals working in an excavation that may expose them to the danger of moving ground.

Excavated materials should not be stockpiled directly adjacent to an open trench to prevent surcharge loading of the trench sidewalls. Excessive truck and equipment traffic should be avoided near open trenches. If material is stored or heavy equipment is operated near an excavation, stronger shoring would be needed to resist the extra pressure due to the superimposed loads.

Temporarily sloped excavations, if used, should be designed in accordance with OSHA standards and should be constructed no steeper than a one horizontal to one vertical (1H:1V) inclination.

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Soil Expansion Potential

The surface and near-surface soils at the site consist of silts with varying clay, silt, and sand contents. Laboratory testing of near-surface soils at the site revealed the near-surface sandy clays possess a very low expansion potential when tested in accordance with the ASTM D4829 test method (see Figures A1 through A3).

Based on the soil conditions encountered in our borings and results of the laboratory testing, special reinforcement of foundations and floor slabs, or special moisture conditioning during site grading to resist or control soil expansion pressures, are not considered necessary on this project provided the recommendations of this report are followed and the site grading and compaction operations are observed by a representative of the Geotechnical Engineer.

Soil Suitability for Engineered Fill Construction

The on-site soils encountered in our borings are considered suitable for use in engineered fill construction, provided these materials are free of rubble, rubbish, significant organic concentrations, and are at a workable moisture content appropriate for compaction. Imported materials, if necessary, should be granular and approved by our office prior to importing the materials to the site.

We anticipate the majority of the stockpiled materials are from areas adjacent to the project site and are likely suitable for use in engineered fill construction provided the stockpiled materials are free of rubble, rubbish, significant organic concentrations, and are at a workable moisture content appropriate for compaction. However, further exploration and/or testing may be required to verify the suitability of the stockpiled materials.

Cobble/boulder conglomerates and rocky materials should be suitable for use as fill material, provided they do not contain rubble, rubbish and organic concentrations. Boulders larger than 12 inches in diameter may be excavated during earthwork activities. Boulders would need to be broken down to a suitable size prior to placement if they will be used as engineered fill; as an alternative, boulders may be used within the deeper portions of fills.

Pavement Subgrade Quality

Laboratory test results indicate the near-surface soils exhibit moderate subgrade qualities for support of asphalt concrete pavements. Resistance ("R") values of 27 and 33 were obtained on near-surface soil samples tested in accordance with California Test 301. A design R-value of

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25 is considered appropriate for design of pavements at the site. Summaries of the R-value test results are presented on Figure A4.

Preliminary Soil Corrosion Potential

Two samples of near-surface soil were submitted to Sunland Analytical Lab for testing to determine pH, chloride and sulfate concentrations, and minimum resistivity to help evaluate the potential for corrosive attack upon buried concrete. The results of the corrosivity testing are summarized in the following table. Copies of the test reports are presented on Figures A5 through A8.

TABLE 2
SOIL CORROSIVITY TESTING

Analyte	Test Method	Sample Identification	
		D1 (2-2½')	D6-1 (2-2½')
pH	CA DOT 643 Modified*	6.23	6.27
Minimum Resistivity	CA DOT 643 Modified*	2680 Ω-cm	3480 Ω-cm
Chloride	CA DOT 422	9.1 ppm	4.7 ppm
Sulfate	CA DOT 417	6.8 ppm	9.7 ppm
Sulfate – SO4	ASTM D516	6.0 mg/kg	9.2 mg/kg

Notes: * = Small cell method; Ω-cm = Ohm-centimeters; ppm = Parts per million; mg/kg=ppm

The California Department of Transportation Corrosion and Structural Concrete Field Investigation Branch, 2015 Corrosion Guidelines (Version 2.1), considers a site to be corrosive to foundation elements if one or more of the following conditions exists for the representative soil and/or water samples taken: has a chloride concentration greater than or equal to 500 ppm, sulfate concentration greater than or equal to 2000 ppm, or the pH is 5.5 or less. Based on this criterion, the on-site soils tested are not considered corrosive to steel reinforcement properly embedded within Portland cement concrete (PCC).

Table 19.3.1.1 – Exposure Categories and Classes, of American Concrete Institute (ACI) 318-19, Section 19.3 – Concrete Design and Durability Requirements, as referenced in Section 1904.1 of the 2019 CBC, indicates the severity of sulfate exposure for the sample tested is Exposure Class S0 (water-soluble sulfate concentration in contact with concrete is low and injurious sulfate attack is not a concern). The project structural engineer should evaluate the requirements of ACI 318-19 and determine their applicability to the site.

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Wallace-Kuhl & Associates are not corrosion engineers. Therefore, if it is desired to further define the soil corrosion potential at the site, a corrosion engineer should be consulted.

Groundwater Conditions and Seasonal Moisture

Based on our subsurface exploration and review of historical groundwater information in the vicinity of the site, the permanent groundwater table is anticipated to be deeper than 50 feet below existing site grades and should not be a significant factor in site development. However, perched groundwater may be encountered in excavations. Perched water may be present due to rainfall, surface run-off, or seepage from perched groundwater sources, especially if construction begins in the winter and early spring months. Perched water may also be encountered in excavations during earthwork and utility construction due to the relatively impermeable geologic materials at the site.

The geologic conditions at the site include hard, cemented cobble conglomerates of the Mehrten Formation. These geologic materials do not readily allow water to pass through them. As a result of the impermeable nature of these materials, it is not unusual to observe perched water above them either at the surface or in shallow excavations. Seepage can also occur through sloping ground that exposes these materials as a consequence of grading.

Perched water (seepage) is the result of the inability of rain or irrigation water to vertically migrate through the impermeable geologic materials at the site. Rain and irrigation water infiltrating the surface through topsoil, or permeable engineered fill, typically migrates downward to underlying dense and cemented materials, and then laterally or down-slope on top of the impermeable cemented materials. We emphasize that perched water does not represent the groundwater table, as the groundwater table is anticipated to be deeper than 50 feet below the general surface elevations at the site. If perched water is encountered during construction, standard sump pit and pumping procedures should be adequate to control localized perched water.

Although perched water and seepage can be controlled by appropriate drainage improvements constructed during landscaping, it is typically not possible to intercept all subsurface water in areas that are underlain by impermeable geologic materials such as those at this site.

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Percolation Tests

On July 13, 2021, two percolation tests (P1 and P2) were performed at the approximate locations indicated in Figure 2. The percolation test pipe extended to depths ranging from about four to 4½ feet below the existing ground surface.

After a 24 hour period after drilling activities, the holes were re-filled and the percolation tests were performed by taking water level readings at various intervals. The readings were measured as a distance from the top of the percolation pipe to water surface. The drop in water was measured every 30 minutes. Percolation rates were calculated for each time interval.

The results of the tests are provided in the table below. These field test results are not intended to be design rates. They represent the results of our tests, at the depth and location indicated. The design rate should be determined by the drainage design engineer who should apply an appropriate factor of safety.

TABLE 3a:
PERCOLATION TEST LOCATION P1
Diameter: 6 inches; Depth: 4½ feet

Elapsed Time (minutes)	Water Depth Initial (inches)	Water Depth Finish (inches)	Incremental Drop (inches)	Total Drop (inches)	Incremental Percolation Rate (in/hour)	Cumulative Percolation Rate (in/hour)
30	6¾*	$8\frac{3}{16}$	1.474	1.438	2.875	2.875
30	$8\frac{3}{16}$	$9\frac{3}{16}$	1.000	2.438	2.00	2.4375
30	$9\frac{3}{16}$	10⅛	0.938	3.375	1.875	2.25
30	10⅛	$12\frac{15}{16}$	2.813	6.188	5.625	3.09375
30	$12\frac{15}{16}$	$14\frac{7}{16}$	1.500	7.688	3.00	3.075
30	$14\frac{7}{16}$	15½	1.0625	8.750	2.125	2.9167
30	15½	$16\frac{7}{16}$	0.938	9.688	1.875	2.768
30	$16\frac{7}{16}$	17¼	0.813	10.500	1.625	2.625

* Water added to percolation test hole prior to reading.

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TABLE 3b:
PERCOLATION TEST LOCATION P2
Diameter: 6 inches; Depth: 4 feet

Elapsed Time (minutes)	Water Depth Initial (inches)	Water Depth Final (inches)	Incremental Drop (inches)	Total Drop (inches)	Incremental Percolation Rate (in/hour)	Cumulative Percolation Rate (in/hour)
30	6⅞	6⅞	0	0	0	0
30	6⅞	$6^{15}/_{16}$	0.0625	0.0625	0.125	0.0625
30	$6^{15}/_{16}$	7	0.0625	0.125	0.125	0.083333
30	7	7⅛	0.125	0.250	0.250	0.125
30	7⅛	$7^{5}/_{16}$	0.1875	0.4375	0.375	0.175
30	$7^{5}/_{16}$	$7^{7}/_{16}$	0.125	0.5625	0.250	0.1875
30	$7^{7}/_{16}$	$7^{9}/_{16}$	0.125	0.6875	0.250	0.196429
30	$7^{9}/_{16}$	$7^{11}/_{16}$	0.125	0.8125	0.250	0.203125

* Water added to percolation test hole prior to reading.

Percolation Characteristics of the Subgrade Soils and Conclusions

Based on the percolation testing, our experience, and the soil conditions encountered at the borings and the percolation test locations, it is our opinion that a percolation rate of 0.20 inches per hour is appropriate for evaluation of percolation within the upper four feet of native soil at the site. Percolation test P1 is likely located in an area that was previously covered in undocumented fill and is not indicative of the variably cemented native soils anticipated at the site.

The drainage system should be designed by an experienced and qualified engineer familiar with the applicable regulatory agencies requirements. An appropriate factor of safety should be included in the overall design.

Infiltration Characteristics of the Subgrade Soils and Conclusions

Two infiltration tests (I1 and I2) were performed at the approximate locations indicated on Figure 2. The infiltration tests extended about one foot below the surrounding ground surface and were performed in general accordance with American Society of Testing and Materials (ASTM) D3385 to determine the infiltration rate of the near-surface subgrade soils. The testing rings were carefully pushed into the exposed soils and the rings were then carefully filled with clean, potable water. Water level measurements were obtained from both rings at 15- to 30-minute intervals.

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The soil conditions present at the infiltration test locations generally consisted of variably cemented silts, which is consistent with the soil conditions encountered in our borings. Infiltration rates of about one to two inches per hour were obtained during the tests. The cemented near-surface soils encountered at the boring and infiltration test locations at the site are considered to have very low infiltration characteristics.

Based on the infiltration testing, our experience, and the soil conditions encountered at the test pit and infiltration test locations, we recommend a surface infiltration rate of one inch per hour at the site.

RECOMMENDATIONS

General

Based on existing site topography and following removal of the existing soil stockpiles, we anticipate excavations and fills on the order of about one to five feet for development of the planned community park. The recommendations contained in this report are based upon this assumption.

The recommendations presented below are appropriate for typical construction in the late spring through fall months. The on-site soils likely will be saturated by rainfall in the winter and spring months, and will not be compactable without drying by aeration or the addition of lime (or a similar product) to dry the soils. Should the construction schedule require work to continue during the wet months, additional recommendations can be provided.

Site preparation should be accomplished in accordance with the provisions of this report and the appended specifications. A representative of the Geotechnical Engineer should be present during all earthwork operations to evaluate compliance with the recommendations and the guide specifications included in this report. The Geotechnical Engineer of Record referenced herein should be considered the Geotechnical Engineer that is retained to provide geotechnical engineering observation and testing services during construction.

Site Clearing

Prior to grading, the proposed improvement areas should be cleared of the existing stockpile(s), surface and sub-surface debris, rubble, rubbish, and any other deleterious materials to expose native, undisturbed soils. Where practical, the clearing should extend a minimum of five feet

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beyond the limits of the proposed structural areas of the site. Existing underground utilities within the construction areas (if any), including associated backfill materials, should be completely removed and/or rerouted as necessary.

Soil stockpiles must be completely removed to expose firm undisturbed soil, as determined by the Geotechnical Engineer's representative. The stockpiled soil may be used as engineered fill, provided it is free of significant organics, rubble, rubbish, or other unsuitable materials. Clay soil generated from the stockpiles should not be used within the upper one foot structural areas.

If excavated asphalt concrete pavement or concrete flatwork is to be reused as engineered fill, it should be pulverized to fragments less than three inches in largest dimension and contain sufficient intermediate sized particles to form a compactable mixture and must be approved by the Geotechnical Engineer and City before placement.

We anticipate the soils exposed after removal of the existing pavements will be at elevated moisture contents, which may not allow the proper compaction to be achieved. It may be necessary to allow the soils beneath the existing pavements to dry for a period of time after the pavements are removed.

Existing surface organics within construction areas should be stripped from the site. Strippings maybe stockpiled for later use or disposed of offsite. Debris from the stripping should not be used in general fill construction areas supporting structures or pavements. With the prior approval of the Geotechnical Engineer, strippings may be used in landscape areas, provided they are kept at least five feet from the building pad and other surface improvements, moisture conditioned, and compacted. Discing of the organics into the surface soils may be a suitable alternate to stripping, depending on the condition and quantity of the organics at the time of grading. The decision to utilize discing in lieu of stripping should be made by the Geotechnical Engineer, or his representative, at the time of earthwork construction. Discing operations, if approved, should be observed by the Geotechnical Engineer, or his representative, and be continuous until the organics are adequately mixed into the surface soils to provide a compactable mixture of soil containing minor amounts of organic matter. Pockets or concentrations of organics will not be allowed.

Removal of vegetation should include rootballs and roots larger than ½-inch in diameter associated with larger weeds/brush and previously existing trees. Adequate removal of debris and tree roots may require laborers and handpicking to clear the subgrade soils to the satisfaction of our on-site representative.

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Depressions resulting from site clearing operations, as well as any loose, saturated, or organically contaminated soils, as identified by the Geotechnical Engineer's representative, should be cleaned out to firm, undisturbed soils and properly backfilled with engineered fill in accordance with the recommendations in this report. We consider it essential that the Geotechnical Engineer's representative be present during site clearing activities to verify the adequate removal of deleterious materials described above, and observe and evaluate the condition of the existing on-site materials.

Undocumented Fill Removal and Replacement

Undocumented fills, such as those encountered at boring D3 and D6, are considered unsuitable for support of structural improvements and should be excavated to firm, undisturbed native soils, as determined by the Geotechnical Engineer's representative.

Fills depths varied from about two to four feet below the existing ground surface, where encountered, at the boring locations. The lateral extent of the undocumented fills is anticipated to vary and undocumented fills may be encountered throughout the site due to previous site activities.

Fill depths are anticipated to vary across the site. Therefore, we recommend the contract documents include a unit price per cubic yard for the removal and replacement of undocumented fills. For bidding purposes, we suggest fill depths on the order of about three feet below the existing ground surface.

Where encountered, undocumented fills should be removed to expose undisturbed native soils. Where practical, the removal should extend a minimum of five feet beyond the limits of the proposed structural areas of the site.

Excavations and depressions from fill removal should be prepared as noted in the following Subgrade Preparation section and restored to grade with engineered fill placed in accordance with these recommendations.

Subgrade Preparation

Following the site clearing and undocumented fill removal operations, structural areas designated to receive fill, achieved by excavation or remain at grade, should be scarified to a depth of at least 12 inches, thoroughly moisture conditioned to at least the optimum moisture content and uniformly compacted to at least 90 percent relative compaction. Relative

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compaction should be based on the maximum dry density as determined in accordance with the American Society of Testing and Materials (ASTM) D1557 test method. Rocky materials should be compacted by at least three complete coverage's with a heavy, self-propelled, sheepsfoot compactor (such as a Caterpillar 825 or equivalent) and to the satisfaction of the Geotechnical Engineer's representative. One complete coverage is defined as the effort necessary to compact each square foot of soil.

In areas where hardpan is exposed and verified by the Geotechnical Engineer's representative at the final ground surface level, scarification and recompaction is not required.

Drainage ditches should be cleaned of organics, saturated and unstable soils to expose firm, stable native materials, and widened if necessary to accommodate the compaction equipment. Engineered fill should be placed in lifts as recommended in the Engineered Fill section of this report. Depending on the depth of the drainage ditch relative to the final ground surface, benching may be required during engineered fill placement. The benching requirements should be determined at the time of construction by the Geotechnical Engineer's representative. In general, benching will be required where fill differential is in excess of five feet.

Site preparation operations should extend at least two feet beyond structural areas of the site, where practical. Compaction should be performed using a heavy, self-propelled, sheepsfoot compactor (such as a Caterpillar 825 or equivalent) and be performed in the presence of the Geotechnical Engineer's representative. Difficulty in achieving subgrade compaction may be an indication of loose, soft or unstable soil conditions associated with prior site use. If these conditions exist, the loose, soft or unstable materials should be excavated to firm and stable soil conditions. The resulting excavations should be backfilled with engineered fill in accordance with the recommendations of this report.

Site preparation should be accomplished in accordance with the provisions of this report and the appended *Guide Earthwork Specifications* (Appendix B). The Geotechnical Engineer's representative should be present during site preparation and grading operations to evaluate compliance with the above recommendations and the guide specifications.

Engineered Fill Construction

The on-site soils encountered in our explorations are considered suitable for use as engineered fill provided they are at a workable moisture content, and do not contain rubbish, rubble, deleterious debris and organic concentrations.

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Rocky materials may also be used as engineered fill if they do not contain rubbish, rubble, deleterious debris and organic concentrations. Excessive concentrations of rocks should be avoided, as determined the Geotechnical Engineer's representative. Rocks should be spread and thoroughly mixed with soils to reduce the chances of voids being created within fill. Effort should be made to break down any rocks larger than 12 inches into smaller pieces during earthwork operations before use as engineered fill material. It may not be possible to eliminate all rocks larger than 12 inches from fill material without screening the fill material prior to placement; therefore, we recommend that rocks exceeding 12 inches in diameter be avoided in the upper two feet of fill. Rocks between 12 and 24 inches in diameter (large rocks) that cannot be reasonably broken down to less than 12-inch size particles may be selectively placed within the deeper portions of thick engineered fills, as determined by the Geotechnical Engineer's field representative. Large rocks used as engineered fill material should be separated to allow proper compaction around and over the rocks. Soils placed around large rock should be uniformly moisture conditioned and compacted to the satisfaction of the Geotechnical Engineer's representative in accordance with the recommendations presented in this report. Large rocks should be avoided in areas where later excavation is likely to occur, such as underground utilities. Rocks exceeding 24 inches in diameter should be broken into smaller pieces prior to use as fill, or removed from the construction area.

Imported fill materials, if required, should be well-graded, granular, compactable soils with an Expansion Index of 20 or less when tested in accordance with ASTM D4829, not contain particles greater than three inches in maximum dimension, and have corrosion characteristics within acceptable limits. The Geotechnical Engineer must approve import material before being transported to the project site. In addition, we recommend that the contractor supply certification for any imported fill materials that designates the fill materials do not contain known contaminants per Department of Toxic Substances Control's guidelines for clean fill.

Engineered fill consisting of native or import materials, with particle sizes that are predominantly less than ¾-inch, should be placed in horizontal lifts not exceeding six inches in compacted thickness and uniformly compacted to 90 percent the maximum dry density. Maximum dry densities shall be determined in accordance with ASTM D1557. Engineered fill should be thoroughly moisture conditioned to at least the optimum moisture content for granular/silty soils or at least two percent above the optimum moisture content for clay soils, and maintained in that condition.

A procedural compaction specification is recommended for fill materials containing high percentages of gravel, cobbles and rock fragments, as determined by the Geotechnical Engineer's representative. Fill materials containing high percentages of gravel and/or rock

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fragments should be placed in horizontal lifts about 12 inches in thickness, and thoroughly moisture conditioned to the full depth of each lift. Compaction of rocky fill materials should be achieved by a minimum of three complete coverages with a heavy, self-propelled, sheepsfoot compactor (such as a Caterpillar 825 or equivalent) and to the satisfaction of the Geotechnical Engineer's on-site representative. One complete coverage is defined as the process necessary to assure that every square foot of subgrade has been traversed and compacted by the compaction equipment. Large rocks that cannot be properly incorporated into the engineered fill should be removed from the fill.

The upper six inches of final soil subgrade for pavement areas achieved by fill, excavation, or left at existing grade, should be scarified, moisture conditioned, and compacted to at least 95 percent of the maximum dry density if the material is predominately less than ¾-inch, or by at least five complete coverages with a Caterpillar 825 compactor (or equivalent) if the subgrade materials are rocky. One complete coverage is defined as the process necessary to assure that every square foot of subgrade has been traversed and compacted by the compaction equipment. Final pavement subgrade processing and compaction should be performed after completion of underground utilities and must be stable under construction traffic prior to aggregate base placement.

In areas where hardpan is exposed and verified by the Geotechnical Engineer's representative at the final ground surface level, scarification and recompaction is not required.

Engineered fill placement should be accomplished in accordance with the recommendations of this section and the appended *Guide Earthwork Specifications* (Appendix B). We recommend the Geotechnical Engineer's representative be present during engineered fill placement operations to observe and test the fill to verify compliance with the recommendations of this report and the job specifications.

Utility Trench Backfill

Trenching for underground utilities will encounter variable materials consisting of loose to very dense alluvial soils, cemented cobble conglomerates, and engineered fill materials. Excavation conditions are described in the Excavation Conditions section of this report. Utility trenches deeper than five feet in depth that will be entered by workers should be sloped or shored in accordance with Cal/OSHA standards.

Bedding and initial backfill should conform to the City of Roseville standards and the requirements of the pipe manufacturers. Utility trench backfill materials may consist of on-site

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soils or approved granular import material. Utility trench backfill within structural areas should be mechanically compacted as engineered fill in accordance with the recommendations provided below. Native soil should be used as trench backfill within building pads to help minimize soil moisture variations beneath structures. Native soil backfill should extend at least five feet horizontally beyond perimeter foundation lines.

If utility trench backfill consist of soils with particle sizes that are predominately less than ¾-inch, the backfill material should be placed in maximum six-inch lifts, moisture conditioned to at least the optimum moisture content, and compacted to at least 90 percent of the ASTM D1557 maximum dry density. If the utility trench backfill consist of rocky backfill, the backfill material should be placed in maximum 12-inch lifts, moisture conditioned (as needed), and compacted using mechanical compaction methods. The lift thickness and number of passes to achieve proper compaction in rocky material will depend on rock size and the type of compaction equipment used.

Permeable materials used in utility trenches will transmit water due to the impermeable nature of the cemented geologic materials at the site. Where water migration through permeable utility trench materials is deemed detrimental, a trench dam consisting of concrete, controlled density fill or other suitable material should be constructed in the utility trench to inhibit the flow of water through the permeable materials. The trench dam should be at least one foot thick, extend at least six inches below the bottom of the trench, and extend at least 12 inches into the sides of the trench. The top of the trench dam should be about one foot above the top of any permeable material used in the trenches, such as bedding, shading or initial backfill material.

We recommend underground utility trenches that are aligned parallel with foundations be located at least three feet from the outer edge of foundations, wherever possible. As a general rule, trenches should not encroach into the zone extending outward at a one horizontal to one vertical (1H:1V) inclination below the bottom of foundations. Additionally, trenches parallel to foundations should not remain open longer than 72 hours to prevent drying and potential sloughing. The intent of these recommendations is to prevent loss of both lateral and vertical support of foundations, resulting in possible settlement.

Foundations Design

The proposed building and associated structures may be supported upon continuous and/or isolated spread foundations. We understand the light poles will be supported on drilled, cast-in-place reinforced concrete pier (drilled pier) foundations. Recommendations for both continuous and/or isolated spread foundations and drilled, cast-in-place reinforced concrete pier

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foundations are provided below. Note that drilling to construct drilled piers will be relatively difficult due to the variably cemented near-surface soils and relatively dense cobble/boulder conglomerate underlying the site.

Conventional Shallow Foundations

The proposed building and associated structures may be supported upon continuous and/or isolated spread foundations embedded at least 12 inches below lowest adjacent soil grade, provided the subgrade has been prepared as noted in the Subgrade Preparation section of this report. Lowest soil grade is defined as either the adjacent exterior soil grade or the soil subgrade beneath the building, whichever is lower. Continuous foundations should maintain a minimum width of 12 inches and isolated spread foundations should be at least 24 inches in plan dimension. Foundations so established may be sized for maximum net allowable soil bearing pressures 4000 psf for dead plus live loads, or 5333 psf for total loads, including the short-term effects of seismic or wind forces. The weight of the foundation concrete extending below lowest adjacent soil grade may be disregarded in sizing computations.

We recommend that all foundations be adequately reinforced to provide structural continuity, mitigate cracking and permit spanning of local soil irregularities. The structural engineer should determine final foundation reinforcing requirements.

Resistance to lateral foundation displacement may be computed using an allowable friction factor of 0.30, which may be multiplied by the effective vertical load on each foundation. Additional lateral resistance may be computed using an allowable passive earth pressure equivalent to a fluid pressure of 300 psf per foot of depth, acting against the vertical projection of the foundation. These two modes of resistance should not be added unless the frictional component is reduced by 50 percent since full mobilization of the passive resistance requires some horizontal movement, effectively reducing the frictional resistance.

We recommend that all foundation excavations be observed by the Geotechnical Engineer's representative prior to placement of reinforcement and concrete to verify firm bearing materials are exposed.

Drilled, Cast-in-Place Reinforced Concrete Piers (Drilled Piers)

Light poles and other ancillary structures may be supported on drilled, cast-in-place reinforced concrete piers extending at least five feet below lowest adjacent soil grade, provided subgrade has been prepared as noted in the Subgrade Preparation section of this report. Piers should

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have a minimum shaft diameter of at least 18 inches. Drilled piers may be sized utilizing a maximum allowable vertical bearing capacity of 5000 psf or an allowable skin friction of 300 psf for dead plus live loads, which may be applied over the surface of the pier. Those values may be increased by one-third to include short-term wind or seismic forces. The weight of foundation concrete below grade may be disregarded in sizing computations.

Uplift resistance of pier foundations may be computed using the following resisting forces, where applicable: 1) weight of the pier concrete (150 pounds per cubic foot) and, 2) the allowable skin friction of 300 psf applied over the shaft area of the pier. Increased uplift resistance can be achieved by increasing the diameter of the pier or increasing the depth.

The upper 12 inches of skin friction should be neglected for uplift and vertical bearing unless the pier is completely surrounded by slab concrete or pavements for a distance of at least three feet from the edge of the foundation pier.

Sizing of drilled piers to resist lateral loads can be evaluated using Section 1807.1 of the 2019 CBC. A value of 300 pcf for lateral bearing as defined in Table 1806.2 of the CBC may be used for the coefficients S_1 and S_3 for the non-constrained and constrained conditions, respectively. Per Table 1804.2 of the 2019 CBC, an increase of 1/3 is permitted when using the alternate load combinations in Section 1605.3.2 that include wind or earthquake loads. The upper 12 inches of the subgrade should be neglected for the non-constrained condition.

The bottom of the pier excavations should be free of loose or disturbed soils prior to placement of the concrete. Cleaning of the bearing surface should be verified by the Geotechnical Engineer's representative prior to concrete placement. The structural engineer should determine the necessary drilled pier reinforcement, if needed. Reinforcement and concrete should be placed in the pier excavations as soon as possible after excavation is completed to minimize the chances of sidewall caving into the excavations. Although we do not anticipate excessive sloughing of the sidewalls during pier construction, we recommend that the pier contractor be prepared to case the drilled pier holes if conditions require.

Interior Floor Slab Support

Interior concrete slab-on-grade floors can be supported upon the soil subgrade prepared in accordance with the recommendations in this report and maintained in that condition (at least the optimum moisture content). Slabs-on-grade should be at least four inches thick, and final thickness, reinforcement and joint spacing should be determined by the slab designer and/or the structural engineer. Proper and consistent location of the reinforcement near mid-slab is

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essential to its performance. The risk of uncontrolled shrinkage cracking is increased if the reinforcement is not properly located within the slab.

Floor slabs may be underlain by a layer of free-draining crushed rock, serving as a deterrent to migration of capillary moisture. The crushed rock layer should be at least four inches thick and graded such that 100 percent passes a one-inch sieve and no appreciable amount passes a No. 4 sieve. Additional moisture protection may be provided by placing a vapor retarder membrane (at least 10-mils thick) directly over the crushed rock. The membrane should meet or exceed the minimum specifications as outlined in ASTM E1745, and be installed in strict conformance with the manufacturer's recommendations.

Floor slab construction over the past 30 years or more has included placement of a thin layer of sand over the vapor retarder membrane. The intent of the sand is to aid in the proper curing of the slab concrete. However, recent debate over excessive moisture vapor emissions from floor slabs includes concern for water trapped within the sand. As a consequence, we consider the use of the sand layer to be optional and is not required from a geotechnical perspective. The concrete curing benefits should be weighed against efforts to reduce slab moisture vapor transmission.

The recommendations presented above are intended to mitigate any significant soils-related cracking of the slab-on-grade floors. More important to the performance and appearance of a Portland cement concrete slab is the quality of the concrete, the workmanship of the concrete contractor, the curing techniques utilized, and the spacing of control joints.

Floor Slab Moisture Penetration Resistance

It is considered likely that floor slab subgrade soils will become saturated at some time during the life of structures especially when slabs are constructed during the wet season or when constantly wet ground or poor drainage conditions exist adjacent to structures. For this reason, it should be assumed that interior slabs, particularly those intended for moisture-sensitive floor coverings or materials, require protection against moisture or moisture vapor penetration. Standard practice includes rock and membrane discussed above. However, the rock and membrane offer only a limited, first line of defense against soil-related moisture. Recommendations contained in this report concerning foundation and floor slab design are presented as *minimum* requirements only from the geotechnical engineering standpoint.

It is emphasized that the use of sub-slab gravel and vapor retarder membrane will not "moisture proof" the slab, nor does it assure that slab moisture transmission levels will prevent damage to

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floor coverings or other building components. They simply offer a first line of defense against soil related moisture. If increased protection against moisture vapor penetration of slabs is desired, a concrete moisture protection specialist should be consulted. The design team should consider all available measures for slab moisture protection. It is commonly accepted that maintaining the lowest practical water-cement ratio in the slab concrete is one of the most effective ways to reduce future moisture vapor penetration of the completed slab.

Retaining Walls

The retaining wall recommendations provided below, if required, are applicable for retaining walls less than five feet in height and not structurally connected to the proposed structures.

Retaining walls may be supported on a continuous foundation extending at least 18 inches into firm native ground or engineered fill constructed in accordance with the recommendation in this report. Continuous footings for retaining walls may be designed based upon the recommendations contained in the Foundation Design section of this report.

Retaining walls that will be allowed to slightly rotate about their base (unrestrained at the top or sides) should be capable of resisting "active" lateral earth pressure equal to an equivalent fluid pressure of 45 psf per foot of wall backfill for horizontal backfill and fully drained conditions. Retaining walls that are fixed at the top should be capable of resisting "at-rest" lateral earth pressure equal to an equivalent fluid pressure of 65 psf per foot of wall backfill, again assuming horizontal backfill and fully drained conditions. Walls supporting sloping backfill, up to a 2H:1V inclination, should be designed adding an additional 20 psf per foot of wall to the pressures presented above.

The seismic increment of earth pressure may be neglected if the maximum ground acceleration at the site is 0.4 g or less. Our analysis indicates the maximum ground acceleration will be about 0.186 g at the site; therefore, the seismic increment of lateral earth pressure may be neglected, and retaining walls associated with loading docks may be designed using the lateral earth pressures presented above for fully drained conditions.

Appropriate set-backs for structures constructed behind the walls should be maintained so that such structures do not surcharge the walls. If retaining walls will experience additional surcharge loading from other structures or vehicles, surcharge loading should be evaluated by the wall designer on a case-by-case basis.

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Backfill behind retaining walls should be fully drained to prevent the build-up of hydrostatic pressures behind the wall. Retaining walls should be provided with a drainage blanket of Class 2 permeable material, Caltrans Specification Section 68-2.02F(3), at least one foot wide extending from the base of wall to within one foot of the top of the wall. The top foot above the drainage layer should consist of compacted on-site materials, unless covered by a concrete slab or pavement. Weep holes or perforated rigid pipe, as appropriate, should be provided at the base of the wall to collect accumulated water. Drainpipes, if used, should slope to discharge at no less than a one percent fall to suitable drainage facilities. Open-graded ½- to ¾-inch crushed rock may be used in lieu of the Class 2 permeable material, if the rock and drain pipe are completely enveloped in an approved non-woven, geotextile filter fabric. Alternatively, proprietary drainage products, such a Miradrain 6200 or equivalent, may be used in lieu of the crushed rock drainage blanket.

Structural backfill materials for retaining walls (other than the drainage layer) should consist of non-expansive (Expansion Index less than 20), compactable granular material that does not contain significant quantities of rubbish, rubble, organics and rock over four inches in size. Clays, pea gravel and/or crushed rock should not be used for wall backfill. Structural backfill should be placed in lifts not exceeding eight inches in compacted thickness, and should be mechanically compacted to at least 90 percent relative compaction.

Exterior Flatwork

Soil subgrades supporting exterior concrete flatwork (i.e., sidewalks, patios, etc.) should be brought to at least the optimum moisture content and uniformly compacted prior to the placement of the concrete. Proper moisture conditioning of the subgrade soils is considered important to the performance of exterior flatwork. Expansion joints should be provided to allow for minor vertical movement of the flatwork. Exterior flatwork should be constructed independent of the perimeter building foundations and isolated column foundations by the placement of a layer of felt material between the flatwork and the foundation.

Exterior flatwork concrete should be at least four inches thick and consideration should be given to thickening the outside edge of the slabs to twice the slab thickness. Flatwork reinforcement for crack control, if desired, should be determined by the structural engineer. Exterior flatwork should be underlain by at least four inches of aggregate base and/or subbase compacted to at least 90 percent relative compaction.

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Practices recommended by the Portland Cement Association (PCA) for proper placement, curing, joint depth and spacing, construction, and placement of concrete should be followed during exterior concrete flatwork construction.

Areas adjacent to new exterior flatwork should be landscaped to maintain more uniform soil moisture conditions adjacent to and beneath flatwork. We recommend final landscaping plans not allow fallow ground adjacent to exterior concrete flatwork.

Pavement Design

Pavement design analysis has been performed based upon the procedures contained within the 6th Edition of the *California Highway Design Manual* utilizing design Traffic Indices considered appropriate for the planned park development, and the results of our laboratory testing (Figure A7). An R-value of 25 was used for the design of on-site pavements. The project civil engineer should determine the appropriate traffic index based on anticipated traffic conditions. Additional pavement sections can be provided upon request.

TABLE 4
PAVEMENT DESIGN ALTERNATIVES
R Value = 25

Traffic Index (TI)	Traffic Condition	Asphalt Concrete (inches)	Class 2 Aggregate Base (inches)
3.5	Hard courts	2½*	4
4.5	Automobile Parking Only	2½*	6
6.0	Driveways, Fire Lanes, Drive Aisles, etc.	2½	11
		3½*	9
7.0	Moderate to Heavy Traffic and Bus Lanes	3	13
		4*	11

* Asphalt thickness contains Caltrans Factor of Safety.

We emphasize that the performance of a pavement is critically dependent upon uniform and adequate compaction of the soil subgrade, as well as all engineered fill and utility trench backfill within the limits of the pavement. The upper six inches of pavement subgrades should be compacted to at least 95 percent relative compaction at a moisture content of at least the

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optimum moisture content. We recommend that the final subgrade compaction be achieved following completion of underground utility line trench backfill, including electrical and irrigation systems, and within 48 hours prior to the placement of the aggregate base layer. Aggregate base utilized within the pavement section should be compacted to at least 95 percent relative compaction.

In the summer heat, high axle loads coupled with shear stresses induced by sharply turning tire movements can lead to failure in asphalt concrete pavements. Therefore, we recommend that consideration be given to using a PCC section in areas subjected to concentrated heavy wheel loading, such as entry driveways, bus maneuvering areas, and in front of trash enclosures. As a minimum, the concrete section subgrades should consist of at least six inches of PCC underlain by at least six inches of Class 2 aggregate base compacted to not less than 95 percent relative compaction. Construction of PCC pavements should be performed in accordance with applicable ACI or Portland Cement Association (PCA) standards. Portland cement concrete utilized in pavements should attain a compressive strength of at least 3500 pounds per square inch (psi) at 28 days.

Consideration should be given to using full-depth curbs between landscaped areas and pavements to serve as a cut off for water that could migrate into the pavement base materials or subgrade soils. Geotextile water barriers also could be used to prevent migration of water into pavement base materials, if extruded curbs are used. Proprietary geotextile moisture barriers and curb details should be reviewed and approved by our office prior to construction. Weep holes are recommended in parking lot drop inlets to allow accumulating water moving through the aggregate base to drain from beneath the pavements.

Earthwork construction within the limits of the pavements should be performed in accordance with the recommendation contained within this report. Materials used for pavement construction should conform to the appropriate sections of the *Caltrans Standard Specifications* and the City of Roseville standards, latest editions.

Site Drainage

Final site grading should be accomplished to provide positive drainage of surface water away from structures and prevent ponding of water adjacent to foundations, slabs and pavements. The grades adjacent to structures should be sloped away from the foundations at a minimum two percent slope for a distance of at least five feet, where possible. Roof gutter downspouts and surface drains should drain onto pavements or be connected to rigid, non-perforated piping

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directed to an appropriate drainage point away from structures. Ponding of surface water should not be allowed adjacent to structures or pavements.

Geotechnical Engineering Construction Observation Services

Site preparation should be accomplished in accordance with the recommendations of this report. Representatives of the Geotechnical Engineer should be present during site preparation and all grading operations to observe and test the fill to verify compliance with our recommendations and the job specifications. Testing frequency will depend on how the site is graded and should be determined during the rough grading operations. These services are beyond the scope of work authorized for this investigation.

In the event that Wallace-Kuhl & Associates is not retained to provide geotechnical engineering observation and testing services during construction, the Geotechnical Engineer retained to provide these services should indicate in writing that they agree with the recommendations of this report, or prepare supplemental recommendations as necessary. A final report by the Geotechnical Engineer providing construction testing services should be prepared upon completion of the project.

LIMITATIONS

Our recommendations are based upon the information provided regarding the proposed project, combined with our analysis of site conditions revealed by the field exploration and laboratory testing programs. We have used our engineering judgment based upon the information provided and the data generated from our investigation. This report has been prepared in substantial compliance with generally accepted geotechnical engineering practices that exist in the area of the project at the time the report was prepared. No warranty, either express or implied, is provided.

If the proposed construction is modified or re-sited; or, if it is found during construction that subsurface conditions differ from those we encountered at the boring locations, we should be afforded the opportunity to review the new information or changed conditions to determine if our conclusions and recommendations must be modified.

We emphasize that this report is applicable only to the proposed construction and the investigated site, and should not be utilized for construction on any other site.

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The conclusions and recommendations of this report are considered valid for a period of three years. If design is not completed and construction has not started within three years of the date of this report, the report must be reviewed and updated if necessary.

Wallace - Kuhl & Associates



Mathew S. Moyneur
Senior Engineer

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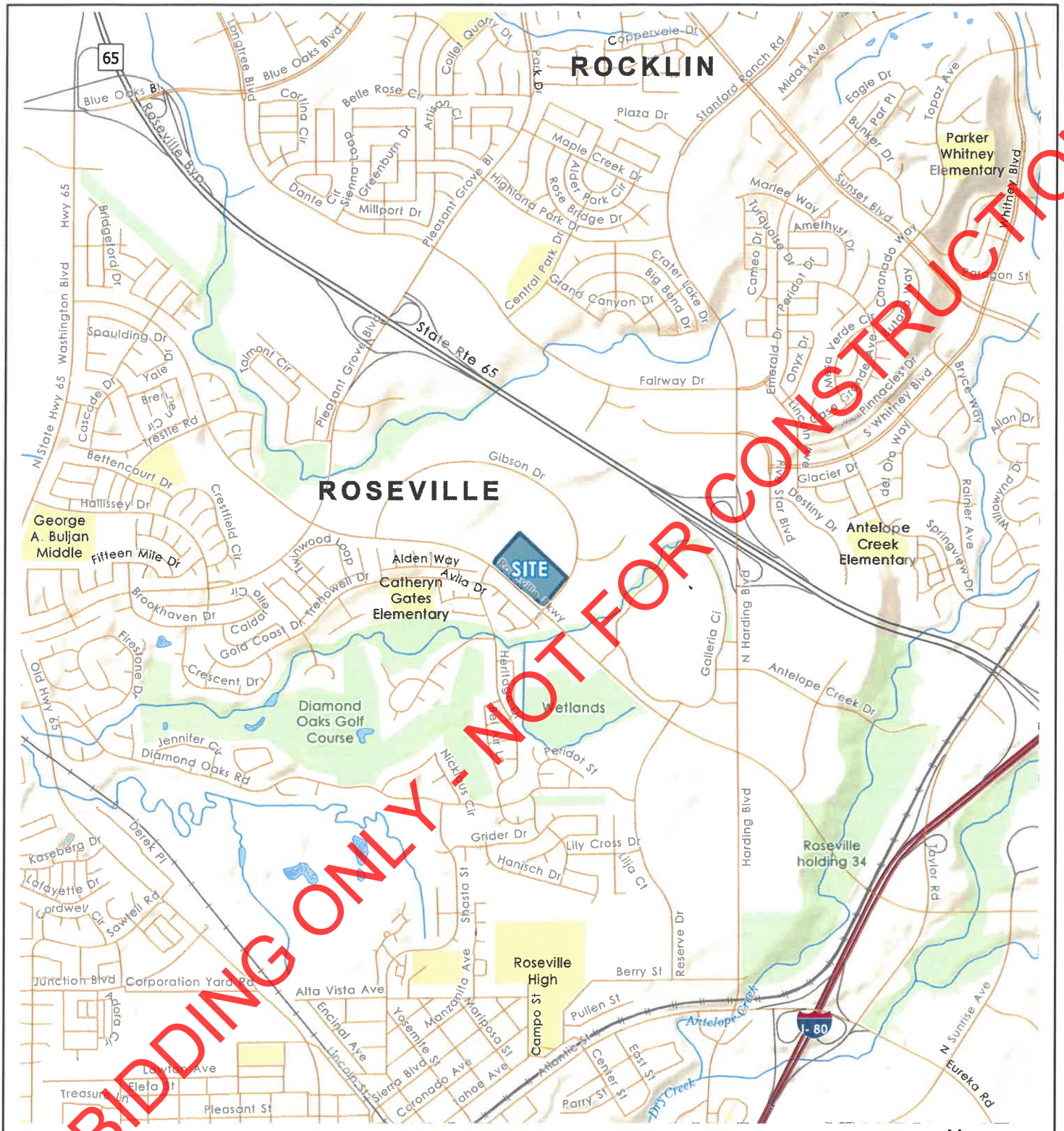

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Spatial Data provided by Esri, NOAA, and USGS.
Projection: NAD 1983 2011 StatePlane California II FIPS 0402 Ft US

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VICINITY MAP

GIBSON PARK

Roseville, California

FIGURE	1
DRAWN BY	RWO
CHECKED BY	JEL
PROJECT MGR	MSM
DATE	08/2021
WKA NO.	13232.01P



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○ Approximate Double Ring Infiltration Test Location

● Approximate Percolation Test Location

✦ Approximate Soil Boring Location

▭ Approximate Site Boundary

N

0 100 200

Feet

Aerial imagery provided by Esri.
Projection: NAD 1983 2011 StatePlane California II FIPS 0402 Ft US

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SITE PLAN

GIBSON PARK

Roseville, California

FIGURE	2
DRAWN BY	RWO
CHECKED BY	JEL
PROJECT MGR	MSM
DATE	08/2021
WKA NO.	13232.01P

Project: Gibson Park
Project Location: Roseville, California
WKA Number: 13232.01P

LOG OF SOIL BORING D1

Sheet 1 of 1

Date(s) Drilled	7/12/21	Logged By	JEL	Checked By	MSM
Drilling Method	Solid Flight Auger	Drilling Contractor	V&W Drilling	Total Depth of Drill Hole	7.5 feet
Drill Rig Type	CME 75	Diameter(s) of Hole, inches	6	Approx. Surface Elevation, ft MSL	
Groundwater Depth [Elevation], feet	N/A	Sampling Method(s)	2.0" Modified California with 6-inch sleeve	Drill Hole Backfill	Neat Cement
Remarks	Bulk sample collected at 0'-3' below existing site grades.			Driving Method and Drop	140lb auto. hammer with 30" drop

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE NUMBER	NUMBER OF BLOWS	TEST DATA: MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
			Brown, moist, very dense, variably cemented SILT (ML) with clay and sand; fine to medium grained sand, trace gravel						
					D1-1I	50/5"			
	5								
					D1-2I	50/3"			
			Increased sand content						
			Auger refusal at the maximum explored depth of 7.5 feet below existing site grade. Groundwater was not encountered.						

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FIGURE 3

Project: Gibson Park
Project Location: Roseville, California
WKA Number: 13232.01P

LOG OF SOIL BORING D2

Sheet 1 of 1

Date(s) Drilled	7/12/21	Logged By	JEL	Checked By	MSM
Drilling Method	Solid Flight Auger	Drilling Contractor	V&W Drilling	Total Depth of Drill Hole	4.5 feet
Drill Rig Type	CME 75	Diameter(s) of Hole, inches	6	Approx. Surface Elevation, ft MSL	
Groundwater Depth [Elevation], feet	N/A	Sampling Method(s)	2.0" Modified California with 6-inch sleeve	Drill Hole Backfill	Neat Cement
Remarks	Bulk sample collected at 0'-4½' below existing site grades.			Driving Method and Drop	140lb auto. hammer with 30" drop

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE NUMBER	NUMBER OF BLOWS	TEST DATA: MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
			Light brown, moist, dense, variably cemented, sandy SILT (ML) with gravel; fine grained sand, well cemented, trace clay		D2-1I	41	7.5	90	
			Auger refusal at the maximum explored depth of 4.5 feet below existing site grade. Groundwater was not encountered.						

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FIGURE 4

Project: Gibson Park
Project Location: Roseville, California
WKA Number: 13232.01P

LOG OF SOIL BORING D3

Sheet 1 of 1

Date(s) Drilled	7/12/21	Logged By	JEL	Checked By	MSM
Drilling Method	Solid Flight Auger	Drilling Contractor	V&W Drilling	Total Depth of Drill Hole	6.5 feet
Drill Rig Type	CME 75	Diameter(s) of Hole, inches	6	Approx. Surface Elevation, ft MSL	
Groundwater Depth [Elevation], feet	N/A	Sampling Method(s)	2.0" Modified California with 6-inch sleeve	Drill Hole Backfill	Neat Cement
Remarks				Driving Method and Drop	140lb auto. hammer with 30" drop

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE NUMBER	NUMBER OF BLOWS	TEST DATA: MOISTURE CONTENT, %	DRY UNIT WEIGHT, pcf	ADDITIONAL TESTS
			Light brown, moist, medium dense, sandy SILT (FILL); fine to medium grained sand, trace gravel		D3-1I	19	6.9	103	
	5		Light brown, moist, dense, variably cemented sandy SILT (ML) with trace gravel; fine to medium grained sand		D3-2				
			Auger refusal at the maximum explored depth of 6.5 feet below existing site grade. Groundwater was not encountered.						

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FIGURE 5

Project: Gibson Park
Project Location: Roseville, California
WKA Number: 13232.01P

LOG OF SOIL BORING D4

Sheet 1 of 1

Date(s) Drilled	7/12/21	Logged By	JEL	Checked By	MSM
Drilling Method	Solid Flight Auger	Drilling Contractor	V&W Drilling	Total Depth of Drill Hole	7.0 feet
Drill Rig Type	CME 75	Diameter(s) of Hole, inches	6	Approx. Surface Elevation, ft MSL	
Groundwater Depth [Elevation], feet	N/A	Sampling Method(s)	2.0" Modified California with 6-inch sleeve	Drill Hole Backfill	Neat Cement
Remarks				Driving Method and Drop	140lb auto. hammer with 30" drop

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: SAMPLE NUMBER	SAMPLE DATA: NUMBER OF BLOWS	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
			Light brown, moist, variably cemented, sandy SILT (ML) with gravel		D4-1				
	5		Increased sand content		D4-2				
			Auger refusal at the maximum explored depth of 7 feet below existing site grade. Groundwater was not encountered.						

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FIGURE 6

Project: Gibson Park
Project Location: Roseville, California
WKA Number: 13232.01P

LOG OF SOIL BORING D5

Sheet 1 of 1

Date(s) Drilled	7/12/21	Logged By	JEL	Checked By	MSM
Drilling Method	Solid Flight Auger	Drilling Contractor	V&W Drilling	Total Depth of Drill Hole	4.0 feet
Drill Rig Type	CME 75	Diameter(s) of Hole, inches	6	Approx. Surface Elevation, ft MSL	
Groundwater Depth [Elevation], feet	N/A	Sampling Method(s)	2.0" Modified California with 6-inch sleeve	Drill Hole Backfill	Neat Cement
Remarks	Bulk sample collected at 2½'-4' below existing site grades.			Driving Method and Drop	140lb auto. hammer with 30" drop

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: SAMPLE NUMBER	SAMPLE DATA: NUMBER OF BLOWS	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
			1½" Asphalt Concrete and 6" aggregate base						
			Brown, moist, variably cemented, sandy SILT (ML) with clay and trace gravel, fine grained sand		D5-1				
			Auger refusal at the maximum explored depth of 4 feet below existing site grade. Groundwater was not encountered.						

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FIGURE 7

Project: Gibson Park
Project Location: Roseville, California
WKA Number: 13232.01P

LOG OF SOIL BORING D6

Sheet 1 of 1

Date(s) Drilled	7/12/21	Logged By	JEL	Checked By	MSM
Drilling Method	Solid Flight Auger	Drilling Contractor	V&W Drilling	Total Depth of Drill Hole	4.5 feet
Drill Rig Type	CME 75	Diameter(s) of Hole, inches	6	Approx. Surface Elevation, ft MSL	
Groundwater Depth [Elevation], feet	N/A	Sampling Method(s)	2.0" Modified California with 6-inch sleeve	Drill Hole Backfill	Neat Cement
Remarks	Bulk sample collected at 2½'-4½' below existing site grades.			Driving Method and Drop	140lb auto. hammer with 30" drop

ELEVATION, feet	DEPTH, feet	GRAPHIC LOG	ENGINEERING CLASSIFICATION AND DESCRIPTION	SAMPLE DATA: SAMPLE	SAMPLE DATA: SAMPLE NUMBER	SAMPLE DATA: NUMBER OF BLOWS	TEST DATA: MOISTURE CONTENT, %	TEST DATA: DRY UNIT WEIGHT, pcf	TEST DATA: ADDITIONAL TESTS
			1½" Asphalt Concrete and 8" aggregate base						
			Brown, moist, SILT (FILL) with sand; trace gravel, fine grained sand						
			Brown, moist, very dense, variably cemented, SILT (ML) with sand; trace gravel, fine grained sand		D6-1I	50/5"			
			Auger refusal at the maximum explored depth of 4.5 feet below existing site grade. Groundwater was not encountered.						

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FIGURE 8

UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D2487)

MAJOR DIVISIONS		USCS[4]	CODE	CHARACTERISTICS
COARSE GRAINED SOILS (More than 50% of soil > no. 200 sieve size)	GRAVELS[1] (More than 50% of coarse fraction > no. 4 sieve size)	GW		Well-graded gravels or gravel - sand mixtures, trace or no fines
		GP		Poorly graded gravels or gravel - sand mixtures, trace or no fines
		GM		Silty gravels, gravel - sand - silt mixtures, containing little to some fines[2]
		GC		Clayey gravels, gravel - sand - clay mixtures, containing little to some fines[2]
	SANDS[1] (50% or more of coarse fraction < no. 4 sieve size)	SW		Well-graded sands or sand - gravel mixtures, trace or no fines
		SP		Poorly graded sands or sand - gravel mixtures, trace or no fines
		SM		Silty sands, sand - gravel - silt mixtures, containing little to some fines[2]
		SC		Clayey sands, sand - gravel - clay mixtures, containing little to some fines[2]
FINE GRAINED SOILS (50% or more of soil < no. 200 sieve size)	SILTS & CLAYS LL < 50	ML		Inorganic silts, gravely silts, and sandy silts that are non-plastic or with low plasticity
		CL		Inorganic lean clays, gravelly lean clays, sandy lean clays of low to medium plasticity[3]
		OL		Organic silts, organic lean clays, and organic silty clays
	SILTS & CLAYS LL ≥ 50	MH		Inorganic elastic silts, gravelly elastic silts, and sandy elastic silts
		CH		Inorganic fat clays, gravelly fat clays, sandy fat clays of medium to high plasticity
		OH		Organic fat clays, gravelly fat clays, sandy fat clays of medium to high plasticity
HIGHLY ORGANIC SOILS		PT		Peat
ROCK		RX		Rocks, weathered to fresh
FILL		FILL		Artificially placed fill material

OTHER SYMBOLS

= Drive Sample: 2-1/2" O.D. Modified California sampler

= Drive Sampler: no recovery

= SPT Sampler

= Initial Water Level

= Final Water Level

= Estimated or gradational material change line

= Observed material change line

Laboratory Tests

CR = Corrosion
PI = Plasticity Index
EI = Expansion Index
UCC = Unconfined Compression Test (TSF)
TR = Triaxial Compression Test
GR = Gradational Analysis (Sieve/Hydro)
PC = Wash (Fines Content)
PP = Pocket Penetrometer Test (TSF)
PID = Photo Ionization Detector Test (PPM)
RV = Resistance ("R") Value

REF = Refusal (>50 blows in 6 inches)

GRAIN SIZE CLASSIFICATION

CLASSIFICATION	RANGE OF GRAIN SIZES	
	U.S. Standard Sieve Size	Grain Size in Millimeters
BOULDERS (b)	Above 12"	Above 300
COBBLES (c)	12" to 3"	300 to 75
GRAVEL (g) coarse fine	3" to No. 4 3" to 3/4" 3/4" to No. 4	75 to 4.75 75 to 19 19 to 4.75
SAND coarse medium fine	No. 4 to No. 200 No. 4 to No. 10 No. 10 to No. 40 No. 40 to No. 200	4.75 to 0.075 4.75 to 2.00 2.00 to 0.425 0.425 to 0.075
SILT & CLAY	Below No. 200	Below 0.075

Trace - Less than 5 percent
Few - 5 to 10 percent
Little - 15 to 25 percent
Some - 35 to 45 percent
Mostly - 50 to 100 percent

* Percents as given in ASTM D2488

NOTES:

1. Coarse grained soils containing 5% to 12% fines, use dual classification symbol (ex. SP-SM).
2. If fines classify as CL-ML (4<PI<7), use dual symbol (ex. SC-SM).
3. Silty Clays, use dual symbol (CL-ML).
4. Borderline soils with uncertain classification list both classifications (ex. CL/ML).

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UNIFIED SOIL CLASSIFICATION SYSTEM

GIBSON PARK

Roseville, California

FIGURE	9
DRAWN BY	RWO
CHECKED BY	JEL
PROJECT MGR	MSM
DATE	08/2021
WKA NO. 13232.01P	

APPENDICES

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

APPENDIX A
General Project Information, Laboratory Testing and Results

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APPENDIX A
WKA No. 13232.01P

A. GENERAL INFORMATION

The performance of a geotechnical engineering study for the proposed Gibson Park project to be constructed northwesterly of the intersection of Gibson Drive and Roseville Parkway in Roseville, California, was authorized by our client, Verde Design, Inc., on June 24, 2021. Authorization was for an investigation as described in our proposal letter dated September 30, 2020, sent to Verde Design, Inc, whose mailing address is 1843 Iron Point Road, Suite 140, in Folsom, California 95630; telephone (916) 415-6550.

B. FIELD EXPLORATIONS

As part of our study for the proposed Gibson Park project, our field exploration included the drilling and sampling of six borings (D1 through D6) at the approximate locations shown in Figure 2, on July 12, 2013.

The borings were drilled at the site using a CME-75 truck-mounted drill rig equipped with six-inch-diameter, solid flight augers to depths ranging from about four to 7½ feet below existing site grades at the locations shown in Figure 2. At various intervals soil samples were recovered with a 2½-inch outside diameter (O.D.), 2-inch inside diameter (I.D.), modified California split-spoon sampler. The sampler was driven by an automatic 140-pound hammer freely falling 30 inches. The number of blows of the hammer required to drive the 18-inch-long sampler each 6-inch interval was recorded. The sum of the blows required to drive the sampler the lower 12-inch interval, or portion thereof, is designated the penetration resistance or "blow count" for that particular drive. The modified California samples were retained in 2-inch-diameter by 6-inch-long, thin walled brass tubes contained within the sampler. After recovery, the field representative visually classified the soil recovered in the tubes. After the samples were classified, the ends of the tubes were sealed to preserve the natural moisture contents.

In addition to the drive samples from the borings, representative bulk samples of near-surface soil were collected from select borings and retained in plastic bags at the locations. All samples were taken to our laboratory for additional soil classification and selection of samples for testing.

The Logs of Soil Borings containing descriptions of the soils encountered in each boring are presented as Figures 3 through 8. A Legend explaining the Unified Soil Classification System and the symbols used on the logs is contained in Figure 9.

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On July 13, 2021, two percolation tests (P1 and P2) were performed at the approximate locations indicated in Figure 2. The percolation test pipe extended to depths ranging from about four to 4½ feet below the existing ground surface.

After a 24 hour period after drilling activities, the holes were re-filled and the percolation tests were performed by taking water level readings at various intervals. The readings were measured as a distance from the top of the percolation pipe to water surface. The drop in water was measured every 30 minutes. Percolation rates were calculated for each time interval.

On July 13, 2021, two infiltration tests (I1 and I2) were performed at the approximate locations indicated on Figure 2. The infiltration tests extended about one foot below the surrounding ground surface and were performed in general accordance with ASTM D3385 to determine the infiltration rate of the near-surface subgrade soils. The testing rings were carefully pushed into the exposed soils and the rings were then carefully filled with clean, potable water. Water level measurements were obtained from both rings at 15- to 30-minute intervals.

C. LABORATORY TESTING

Selected undisturbed soil samples were tested to determine dry unit weight (ASTM D2937) and natural moisture content (ASTM D2216. The results of these tests are included on the boring logs at the depth each tested sample was obtained.

Three representative samples of the near-surface soil were subjected to Expansion Index testing (ASTM D4829). The results of these tests are presented on Figures A1 through A3.

Two bulk samples of near-surface soil were subjected to Resistance-value ("R") testing in accordance with California Test 301. The results of the R-value tests, which were used in the pavement design, are presented on Figure A4.

Two samples of representative near-surface soils were submitted to Sunland Analytical to determine the soil pH and minimum resistivity (California Test 643), Sulfate concentration (California Test 417 and ASTM D516) and Chloride concentration (California Test 422). The test results are presented on Figures A5 through A8.

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EXPANSION INDEX TEST RESULTS

ASTM D4829

MATERIAL DESCRIPTION: Brown, lean clay with sand and trace gravel

LOCATION: D1

Sample Depth	Pre-Test Moisture (%)	Post-Test Moisture (%)	Dry Density (pcf)	Expansion Index
0' - 3'	12.6	23.2	99	3

CLASSIFICATION OF EXPANSIVE SOIL *

EXPANSION INDEX	POTENTIAL EXPANSION
0 - 20	**Very Low**
21 - 50	Low
51 - 90	Medium
91 - 130	High
Above 130	Very High

* From ASTM D4829, Table 1

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EXPANSION INDEX

GIBSON PARK

Roseville, California

FIGURE	A1
DRAWN BY	RWO
CHECKED BY	JEL
PROJECT MGR	MSM
DATE	08/2021
WKA NO. 13232.01P	

EXPANSION INDEX TEST RESULTS

ASTM D4829

MATERIAL DESCRIPTION: Brown, sandy lean clay with trace gravel

LOCATION: D5

Sample Depth	Pre-Test Moisture (%)	Post-Test Moisture (%)	Dry Density (pcf)	Expansion Index
2.5' -4'	13.0	21.0	100	1

CLASSIFICATION OF EXPANSIVE SOIL *

EXPANSION INDEX	POTENTIAL EXPANSION
0 - 20	**Very Low**
21 - 50	Low
51 - 90	Medium
91 - 130	High
Above 130	Very High

* From ASTM D4829, Table 1

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WallaceKuhl & Associates — A Universal Engineering Sciences Company

EXPANSION INDEX

GIBSON PARK

Roseville, California

FIGURE	A2
DRAWN BY	RWO
CHECKED BY	JEL
PROJECT MGR	MSM
DATE	08/2021
WKA NO. 13232.01P	

EXPANSION INDEX TEST RESULTS

ASTM D4829

MATERIAL DESCRIPTION: Brown, lean clay with trace sand and gravel

LOCATION: D6

Sample Depth	Pre-Test Moisture (%)	Post-Test Moisture (%)	Dry Density (pcf)	Expansion Index
2.5' -4.5'	9.7	17.8	110	**0**

CLASSIFICATION OF EXPANSIVE SOIL *

EXPANSION INDEX	POTENTIAL EXPANSION
0 - 20	**Very Low**
21 - 50	Low
51 - 90	Medium
91 - 130	High
Above 130	Very High

* From ASTM D4829, Table 1

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EXPANSION INDEX

GIBSON PARK

Roseville, California

FIGURE	A3
DRAWN BY	RWO
CHECKED BY	JEL
PROJECT MGR	MSM
DATE	08/2021
WKA NO. 13232.01P	

RESISTANCE VALUE TEST RESULTS

(California Test 301)

MATERIAL DESCRIPTION: Brown, sandy lean clay with trace gravel

LOCATION: D5 (2.5' - 4')

Specimen No.	Dry Unit Weight (pcf)	Moisture @ Compaction (%)	Exudation Pressure (psi)	Expansion (dial, inches x 1000)	Expansion (psf)	R Value
1	113	16.7	166	0	0	25
2	114	16.0	250	0	0	28
3	116	15.2	376	0	0	42

R-Value at 300 psi exudation pressure = 33

MATERIAL DESCRIPTION: Brown, sandy lean clay with trace gravel

LOCATION: D6 (2.5' - 4.5')

Specimen No.	Dry Unit Weight (pcf)	Moisture @ Compaction (%)	Exudation Pressure (psi)	Expansion (dial, inches x 1000)	Expansion (psf)	R Value
1	122	12.0	115	0	0	5
2	124	10.4	239	0	0	19
3	124	9.6	352	0	0	35

R-Value at 300 psi exudation pressure = 27

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RESISTANCE VALUE TEST RESULTS

GIBSON PARK

Roseville, California

FIGURE	A4
DRAWN BY	RWO
CHECKED BY	JEL
PROJECT MGR	MSM
DATE	08/2021
WKA NO. 13232.01P	

Sunland Analytical

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 08/04/2021
Date Submitted 07/28/2021

To: Jesus Lopez
Wallace-Kuhl & Assoc.
3050 Industrial Blvd
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : 13232.01P Site ID : D1-1I.
Thank you for your business.

* For future reference to this analysis please use SUN # 85400-178074.

EVALUATION FOR SOIL CORROSION

Soil pH	6.23		
Minimum Resistivity	2.68	ohm-cm (x1000)	
Chloride	9.1 ppm	00.00091	%
Sulfate	6.8 ppm	00.00068	%

METHODS
pH and Min.Resistivity CA DOT Test #643
Sulfate CA DOT Test #417, Chloride CA DOT Test #422m

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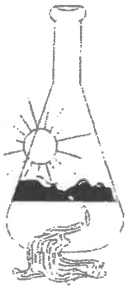
WallaceKuhl & Associates — A Universal Engineering Sciences Company

CORROSION TEST RESULTS

GIBSON PARK

Roseville, California

FIGURE	A5
DRAWN BY	RWO
CHECKED BY	JEL
PROJECT MGR	MSM
DATE	08/2021
WKA NO. 13232.01P	



Sunland Analytical

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 08/04/2021
Date Submitted 07/28/2021

To: Jesus Lopez
Wallace-Kuhl & Assoc.
3050 Industrial Blvd
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : 13232.01P Site ID : D1-1I.
Thank you for your business.

* For future reference to this analysis please use SUN # 85400-178075.

Extractable Sulfate in Water

Type of TEST	Result	Units
Sulfate-SO4	6.0	mg/kg

METHODS
ASTM D-516m from sat.paste extract-reported based on dry wt.

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WallaceKuhl & Associates — A Universal Engineering Sciences Company

CORROSION TEST RESULTS

GIBSON PARK

Roseville, California

FIGURE	A6
DRAWN BY	RWO
CHECKED BY	JEL
PROJECT MGR	MSM
DATE	08/2021
WKA NO. 13232.01P	

Sunland Analytical

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 08/04/2021
Date Submitted 07/28/2021

To: Jesus Lopez
Wallace-Kuhl & Assoc.
3050 Industrial Blvd
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : 13232.01P **Site ID :** D6-1I.
Thank you for your business.

* For future reference to this analysis please use SUN # 85400-178072.

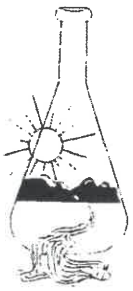
EVALUATION FOR SOIL CORROSION

Soil pH	6.27	
Minimum Resistivity	3.48 ohm-cm (x1000)	
Chloride	4.7 ppm	00.00047 %
Sulfate	9.7 ppm	00.00097 %

METHODS
pH and Min.Resistivity CA DOT Test #643
Sulfate CA DOT Test #417, Chloride CA DOT Test #422m

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

WallaceKuhl & Associates — A Universal Engineering Sciences Company	**CORROSION TEST RESULTS** GIBSON PARK Roseville, California	FIGURE A7 DRAWN BY RWO CHECKED BY JEL PROJECT MGR MSM DATE 08/2021 WKA NO. 13232.01P



Sunland Analytical

11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 08/04/2021
Date Submitted 07/28/2021

To: Jesus Lopez
Wallace-Kuhl & Assoc.
3050 Industrial Blvd
West Sacramento, CA 95691

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : 13232.01P Site ID : D6-1I.
Thank you for your business.

* For future reference to this analysis please use SUN # 85400-178073.

Extractable Sulfate in Water

Type of TEST	Result	Units
Sulfate-SO4	9.2	mg/kg

METHODS
ASTM D-516m from sat.paste extract-reported based on dry wt.

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

WallaceKuhl & Associates — A Universal Engineering Sciences Company	**CORROSION TEST RESULTS** GIBSON PARK Roseville, California	FIGURE A8 DRAWN BY RWO CHECKED BY JEL PROJECT MGR MSM DATE 08/2021 WKA NO. 13232.01P

APPENDIX B
Guide Earthwork Specifications

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APPENDIX B

GUIDE EARTHWORK SPECIFICATIONS

GIBSON PARK

Roseville, California

WKA No. 13232.01P

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PART 1: GENERAL

1.1 SCOPE

A. General Description

This item shall include all clearing of existing surface and subsurface structures, utilities, vegetation, rubbish, rubble, and associated items; preparation of surfaces to be filled, filling, spreading, compaction, observation and testing of the fill; and all subsidiary work necessary to complete the grading of the site to conform with the lines, grades and slopes as shown on the accepted Drawings.

B. Related Work Specified Elsewhere

(1) Trenching and backfilling for sanitary sewer system: Section ___.

(2) Trenching and backfilling for storm drain system: Section ___.

(3) Trenching and backfilling for underground water, natural gas, and electric supplies: Section ___.

C. Geotechnical Engineer

Where specific reference is made to "Geotechnical Engineer" this designation shall be understood to include either the Geotechnical Engineer or his or her representative.

1.2 PROTECTION

A. Adequate protection measures shall be provided to protect workers and passers-by the site. Streets and adjacent property shall be fully protected throughout the operations.

B. In accordance with generally accepted construction practices, the Contractor shall be solely and completely responsible for working conditions at the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and shall not be limited to normal working hours.

C. Any construction review of the Contractor's performance conducted by the Geotechnical Engineer is not intended to include review of the adequacy of the Contractor's safety measures, in, on or near the construction site.

D. Adjacent streets and sidewalks shall be kept free of mud, dirt, or similar nuisances resulting from earthwork operations.

E. Measures shall be taken to protect storm drains in adjacent depressed areas such that minimum siltation occurs in the drainage system.

F. Surface drainage provisions shall be made during the period of construction in a manner to avoid creating a nuisance to adjacent areas.

G. The site and adjacent influenced areas shall be watered as required to suppress dust nuisance.

1.3 GEOTECHNICAL REPORT

A. A *Geotechnical Engineering Report* (WKA No. 13232.01P, dated August 26, 2021) has been prepared for this site by Wallace - Kuhl & Associates, Geotechnical Engineers of West Sacramento, California [(916) 372-1434]. A copy is available for review at the office of Wallace - Kuhl & Associates.

B. The information contained in this report was obtained for design purposes only. The Contractor is responsible for any conclusions the Contractor may draw from this report; should the Contractor prefer not to assume such risk, the Contractor should employ experts to analyze available information and/or to make additional borings upon which to base conclusions drawn by the Contractor, all at no cost to the Owner.

1.4 EXISTING SITE CONDITIONS

The Contractor shall become acquainted with all site conditions. If unshown active utilities are encountered during the work, the Architect shall be promptly notified for instructions. Failure to notify will make the Contractor liable for damage to these utilities arising from Contractor's operations subsequent to the discovery of such unshown utilities.

1.5 SEASONAL LIMITS

Fill material shall not be placed, spread or rolled during unfavorable weather conditions. When the work is interrupted by heavy rains, fill operations shall not be resumed until

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field tests indicate that the moisture contents of the subgrade and fill materials are satisfactory.

PART 2: PRODUCTS

2.1 MATERIALS

A. All fill shall be of approved local materials from required excavations, supplemented by imported fill, if necessary. Approved local materials are defined as local soils that do not contain significant quantities of clay, rubble, rubbish and vegetation, and having been tested and approved by the Geotechnical Engineer prior to use.

B. Imported fill materials shall be approved by the Geotechnical Engineer prior to being transported to the site; they shall meet the above requirements; shall have an Expansion Index not exceeding twenty (20) when tested in accordance with ASTM D4829; and, shall be of three-inch (3") maximum particle size. Imported fill materials to be used within pavement areas should possess a Resistance value of twenty five (25) or higher when tested in accordance with California Test 301. Import materials shall not contain known contaminants and be within acceptable corrosion limits, with appropriate documentation provided by the contractor.

C. Capillary barrier material under floor slabs shall be provided to the thickness shown on the Drawings. This material shall be clean gravel or crushed rock of one-inch (1") maximum size, with less than five percent (5%) material passing a Number Four (#4) sieve.

D. Other products, such as aggregate base, asphalt concrete and related asphaltic seal coats, tack coat, etc., shall comply with the appropriate provision of the State of California (Caltrans) Standard Specifications, latest edition.

PART 3: EXECUTION

3.1 LAYOUT AND PREPARATION

Lay out all work, establish grades, locate existing underground utilities, set markers and stakes, set up and maintain barricades and protection of utilities prior to beginning actual earthwork operations.

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3.2 CLEARING, STRIPPING, AND PREPARING BUILDING PAD AND OTHER AREAS

A. All surface and sub-surface items associated with previous site activities or development, including stockpiles, undocumented fill, utilities and associated backfill, vegetation, debris, and any other items encountered during site work and deemed unacceptable by the Geotechnical Engineer, shall be removed and disposed of so as to leave the disturbed areas with a neat and finished appearance, free from unsightly debris. Bushes and/or any other heavy vegetation, designated for removal shall include the rootball and all surface roots larger than one-half inch (½") in diameter. Adequate removal of debris and roots may require laborers and handpicking to clean the subgrade soils to the satisfaction of the Geotechnical Engineer's on-site representative, prior to further site preparation. All demolition debris shall be hauled off site.

B. If any wells, septic systems, or tanks are encountered at the site, they should be properly abandoned in accordance with Placer County Environmental Health Department requirements.

C. Excavations and depressions resulting from the removal of such items, as determined by the Geotechnical Engineer, shall be cleaned out to firm, undisturbed soils and backfilled with suitable materials in accordance with these specifications.

D. All structural areas (building pads, pavements, exterior flatwork, etc.), shall be stripped of vegetation and organically laden topsoil. The stripping shall extend at least two feet (2') beyond the building pads (as defined in the *Geotechnical Engineering Report*), exterior flatwork areas, pavements and any other structural areas. With prior approval from the Geotechnical Engineer, strippings may be used in landscaped areas, provided they are kept at least five (5) from buildings pads and other surface improvements, moisture conditioned and compacted.

E. After the Geotechnical Engineer's representative has identified stable soils at the bottom of the required over-excavations, the bottom of the required over-excavations, as well as areas to receive fill, achieved by excavation or remain at grade, shall be scarified to a depth of at least twelve inches (12"), thoroughly moisture conditioned to at least the optimum moisture content, and uniformly compacted to at least ninety percent (90%) of the maximum dry density as determined by ASTM D1557 Test Method or as defined in the *Geotechnical Engineering Report* if the material is too rocky to test.

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F. In areas where hardpan is exposed and verified by the Geotechnical Engineer's representative at the final ground surface level, scarification and recompaction is not required.

G. Compaction operations for all soil subgrades shall be undertaken with a heavy, self-propelled, sheepsfoot compactor capable of achieving the compaction requirements included in the *Geotechnical Engineering Report.*

H. When the moisture content of the fill material is less than the optimum moisture content as defined by the ASTM D1557 Compaction Test, water shall be added until the proper moisture content is achieved.

I. When the moisture content of the subgrade is too high to permit the specified compaction to be achieved, the subgrade shall be aerated by blading or other methods until the moisture content is satisfactory for compaction.

J. Site clearing and subgrade preparation operations should extend at least two feet (2') beyond the building pads (as defined in the *Geotechnical Engineering Report*), exterior flatwork areas, pavements and any other structural areas.

K. Compaction operations shall be performed in the presence of the Geotechnical Engineer who will evaluate the performance of the materials under compactive load. Loose, soft, saturated and/or unstable soils, as determined by the Geotechnical Engineer, shall be excavated to expose a stable base and grades should be restored with engineered fill in accordance with these specifications.

3.3 CONSTRUCTION OF SUBGRADES

A. The selected soil fill material shall be placed in layers which when compacted shall not exceed six inches (6") in compacted thickness. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to promote uniformity of material in each layer.

B. When the moisture content of the fill material is less than the optimum moisture content as defined by the ASTM D1557 Compaction Test, water shall be added until the proper moisture content is achieved.

C. When the moisture content of the fill material is too high to permit the specified degree of compaction to be achieved, the fill material shall be aerated by blading or other methods until the moisture content is satisfactory.

D. After each layer has been placed, mixed and spread evenly, it shall be thoroughly compacted to at least ninety percent (90%) as determined by the ASTM D1557 Compaction Test or as defined in the *Geotechnical Engineering*

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Report if the material is too rocky to test. Compaction shall be undertaken with equipment capable of achieving the specified density and shall be accomplished while the fill material is at the required moisture content. Each layer shall be compacted over its entire area until the desired density has been obtained.

E. The filling operations shall be continued until the fills have been brought to the finished slopes and grades as shown on the accepted Drawings.

3.4 FINAL SUBGRADE PREPARATION

A. Final subgrade for building pads and exterior flatwork areas (i.e., sidewalks, picnic areas, etc.), shall be constructed in accordance with Section 3.2 and Section 3.3 of these specifications. Subgrades for support of concrete slabs-on-grade shall be kept lightly moistened and/or protected from disturbance or rutting until covered by capillary break material or aggregate base. Disturbed or rutted subgrade soils may require additional processing and recompaction, depending on the level of disturbance.

B. Final subgrade for pavements shall be constructed in accordance with Section 3.2 and Section 3.3 of these specifications. The upper six inches (6") of final pavement subgrades shall be brought to a uniform moisture content of at least the optimum moisture content, and shall be uniformly compacted to not less than ninety-five percent (95%) as determined by ASTM D1557 Compaction Test or as defined in the *Geotechnical Engineering Report* if the material is too rocky to test, regardless of whether final subgrade elevations are attained by filling, excavation or are left at existing grades. Subgrades for support of pavements shall be kept lightly moistened and/or protected from disturbance or rutting until covered by aggregate base. Disturbed or rutted subgrade soils may require additional processing and recompaction, depending on the level of disturbance.

3.5 TESTING AND OBSERVATION

A. Grading operations shall be observed by the Geotechnical Engineer, serving as the representative of the Owner.

B. Field density tests shall be made by the Geotechnical Engineer after compaction of each layer of fill. Additional layers of fill shall not be spread until the field density tests indicate that the minimum specified density has been obtained.

C. Earthwork shall not be performed without the notification or approval of the Geotechnical Engineer. The Contractor shall notify the Geotechnical Engineer at

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least two (2) working days prior to commencement of any aspect of the site earthwork.

D. If the Contractor should fail to meet the technical or design requirements embodied in this document and on the applicable plans, the necessary readjustments shall be made by the Contractor until all work is deemed satisfactory, as determined by the Geotechnical Engineer and the Architect/Engineer. No deviation from the specifications shall be made except upon written approval of the Geotechnical Engineer or Architect/Engineer.

//

END OF APPENIX D:

EXISTING GEO-TECH REPORT 2021

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APPENDIX E:

VERIZON UTILITY LINES (AS BUILDS)

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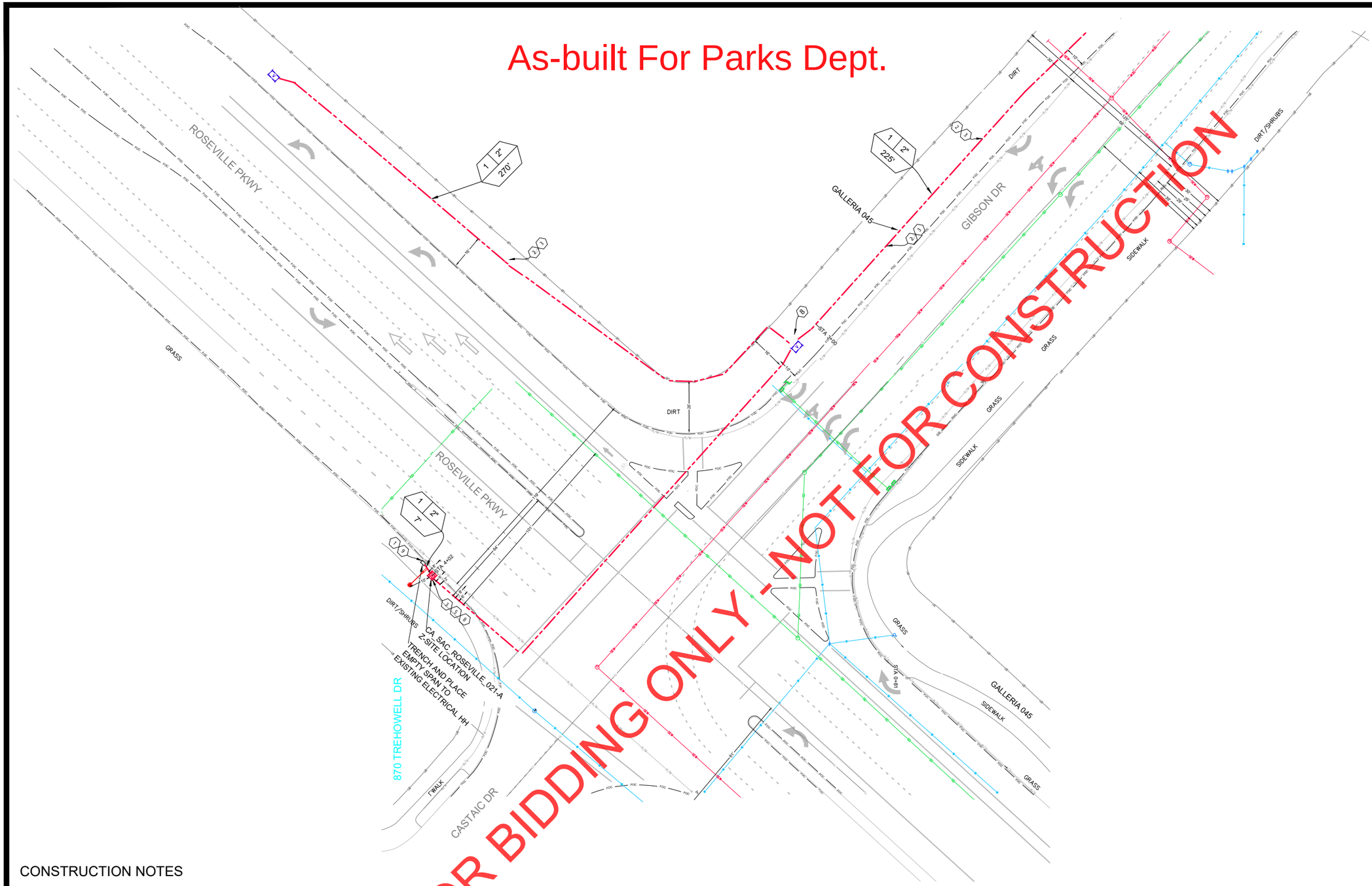
As-built For Parks Dept.



NOT FOR CONSTRUCTION

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CONSTRUCTION NOTES

1. TRENCH (1) 2" HDPE @42"
2. BORE OR TRENCH (1) 2" HDPE @42"
3. PULL ONE (1) FIBER CABLE THROUGH DUCT WITH TRACE WIRE
4. EXISTING 36" X 60" HANDHOLE
5. EXCAVATE 4' X 4' BORE PIT
7. INSTALL 36" X 60" HANDHOLE
8. INSTALL 24" X 36" HANDHOLE
9. EXISTING ELECTRICAL HANDHOLE

CONDUIT W-W

CONDUIT COUNT — # | #" — CONDUIT SIZE

DISTANCE

0 30' 60'

SCALE: 1"=30'

NORTH

verizonbusiness

DIGALERT
CALL TOLL FREE 48 HOURS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT 811

811 Know what's below. Call before you dig.

PROJECT:

CLARIFICATION NO.	QUANTITY

Quest TECHNOLOGY MANAGEMENT

9000 Foothills Blvd,
Roseville, CA
95747
☎ (916) 338-7070

CONSTRUCTION - DRAWING

SHEET NAME:

DATE: 9/8/2022
ENGINEER: ALEX CICU
DRAWN BY: ALEX CICU

REVISIONS

DATE	DESCRIPTION	INITIAL

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SHEET C01

SCALE
HORIZONTAL: 1":30'
VERTICAL: 1":30'

MP_____ TO MP _____

SHEET 15 OF 100

FILE:

END OF APPENDIX E:

VERIZON UTILITY LINES (AS BUILDS)

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APPENDIX F:

EV CHARGER LOCATIONS ALONG PARKING LOT

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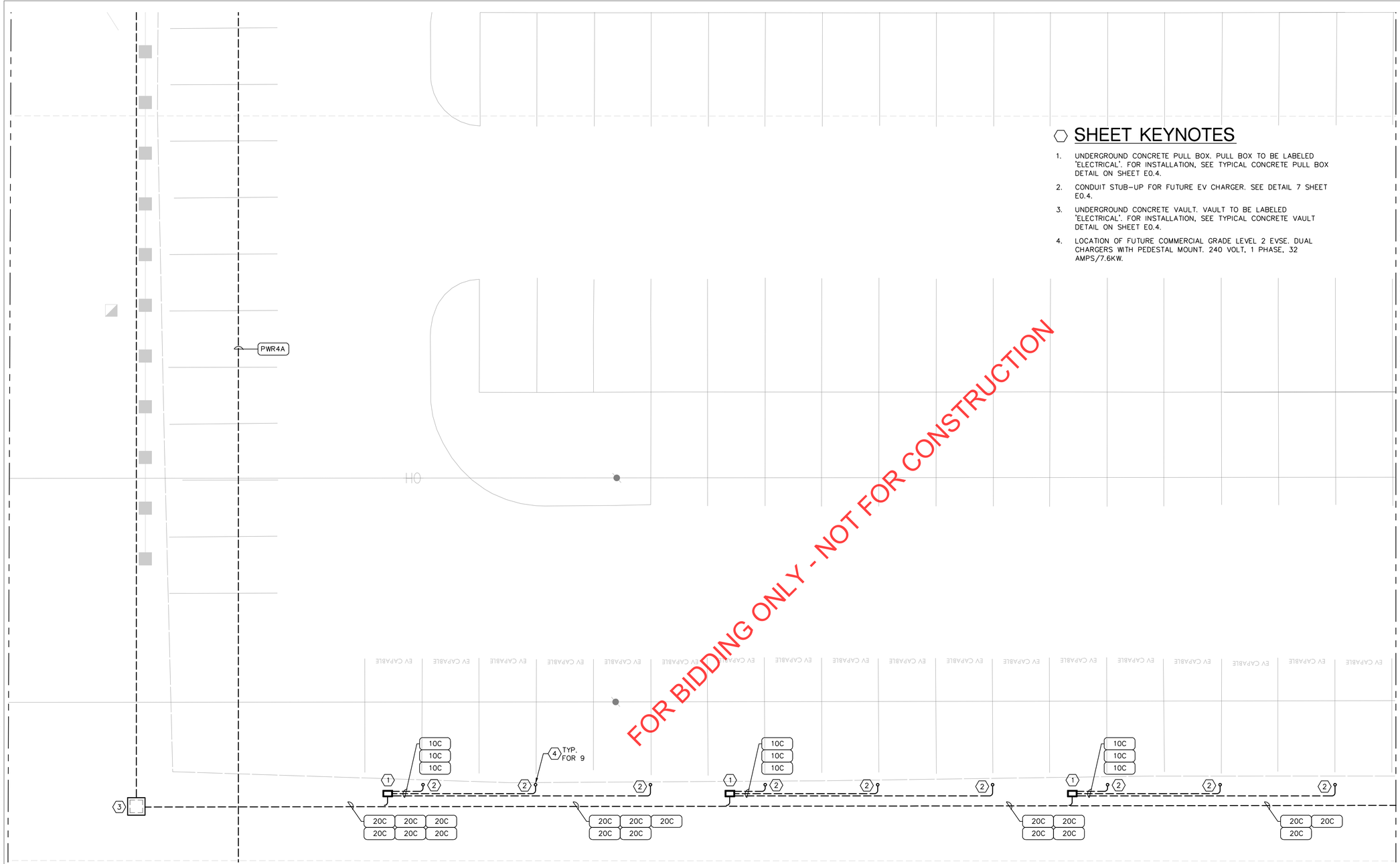

SHEET KEYNOTES

1. UNDERGROUND CONCRETE PULL BOX. PULL BOX TO BE LABELED 'ELECTRICAL'. FOR INSTALLATION, SEE TYPICAL CONCRETE PULL BOX DETAIL ON SHEET E0.4.
2. CONDUIT STUB-UP FOR FUTURE EV CHARGER. SEE DETAIL 7 SHEET E0.4.
3. UNDERGROUND CONCRETE VAULT. VAULT TO BE LABELED 'ELECTRICAL'. FOR INSTALLATION, SEE TYPICAL CONCRETE VAULT DETAIL ON SHEET E0.4.
4. LOCATION OF FUTURE COMMERCIAL GRADE LEVEL 2 EVSE. DUAL CHARGERS WITH PEDESTAL MOUNT. 240 VOLT, 1 PHASE, 32 AMPS/7.6KW.

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1 ENLARGED AREA PLAN - PARKING
SCALE: 1/8"=1'-0"

0 4' 8' 16'

VERDE DESIGN
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SPORT PLANNING & DESIGN
1843 Iron Point Rd. Suite 140
Folsom, CA 95630
tel: 916.415.6554
fax: 916.415.6525
www.VerdeDesigninc.com

STAMP

REGISTERED PROFESSIONAL ENGINEER
NATHAN A. HEARN
No. E 23927
3-31-2024
ELECTRICAL
STATE OF CALIFORNIA
2/28/2023

Date Signed: 2/28/23

CONSULTANT

Stanton ENGINEERING
PROJECT 21040
11344 Coloma Rd, Suite 445
Gold River, CA 95670
TEL 916.288.6250
www.stantoneng.com

SHEET TITLE

ENLARGED AREA PLANS ELECTRICAL

PROJECT NAME

GIBSON PARK

PROJECT ADDRESS

201 GIBSON DR.
ROSEVILLE, CA 95678

SUBMITTAL	DATE
100% SUBMITTAL	05/20/22
100% RESUBMITTAL	08/12/22
100% RE-SUBMITTAL	11/01/22
100% RE-SUBMITTAL	12/14/22
100% RE-SUBMITTAL	02/28/23

NO.	REVISIONS	DATE
△		
△		
△		
△		
△		
△		

DRAWN BY: JL/JC
CHECKED BY: NH
DATE ISSUED: 02/28/23
SCALE: ROSEVILLE CALIFORNIA
REVIEWED FOR CODE COMPLIANCE
BUILDING DIVISION
CONSTRUCTION DOCUMENTS
MUST BE ON JOB SITE
JOL
03/23/2023 11:38:37
PROJ. NO.: 2014500
SHEET NO.: E2.5 OF SHEETS

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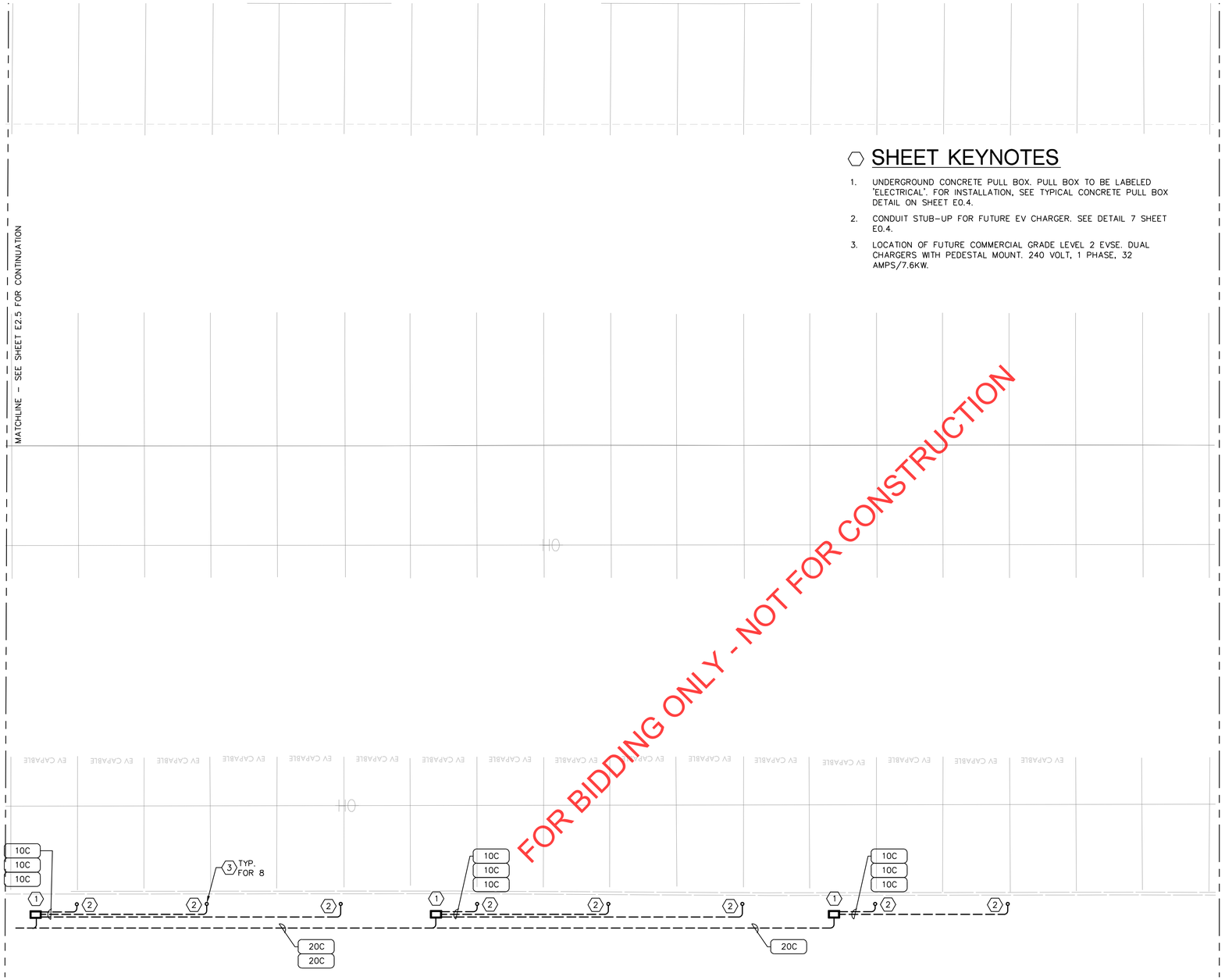
PLOT DATE: 02-28-23 PLOTTED BY: JCampbell



SHEET KEYNOTES

1. UNDERGROUND CONCRETE PULL BOX. PULL BOX TO BE LABELED 'ELECTRICAL'. FOR INSTALLATION, SEE TYPICAL CONCRETE PULL BOX DETAIL ON SHEET E0.4.
2. CONDUIT STUB-UP FOR FUTURE EV CHARGER. SEE DETAIL 7 SHEET E0.4.
3. LOCATION OF FUTURE COMMERCIAL GRADE LEVEL 2 EVSE. DUAL CHARGERS WITH PEDESTAL MOUNT. 240 VOLT, 1 PHASE, 32 AMPS/7.6KW.

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

1 ENLARGED AREA PLAN - PARKING
SCALE: 1/8"=1'-0"

0 4' 8' 16'

VERDE DESIGN
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SPORT PLANNING & DESIGN
1843 Iron Point Rd. Suite 140
Folsom, CA 95630
tel: 916.415.6554
fax: 916.415.6525
www.VerdeDesigninc.com

STAMP

REGISTERED PROFESSIONAL ENGINEER
NATHAN A. HEARN
No. E 23927
3-31-2024
ELECTRICAL
STATE OF CALIFORNIA
2/28/2023

Date Signed: 2/28/23

CONSULTANT

Stanton ENGINEERING
PROJECT 21040
11344 Coloma Rd, Suite 445
Gold River, CA 95670
TEL 916.288.6250
www.stantoneng.com

SHEET TITLE

ENLARGED AREA PLANS ELECTRICAL

PROJECT NAME

GIBSON PARK

PROJECT ADDRESS

201 GIBSON DR.
ROSEVILLE, CA 95678

SUBMITTAL	DATE
100% SUBMITTAL	05/20/22
100% RESUBMITTAL	08/12/22
100% RE-SUBMITTAL	11/01/22
100% RE-SUBMITTAL	12/14/22
100% RE-SUBMITTAL	02/28/23

NO.	REVISIONS	DATE
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DRAWN BY: JL/JC
CHECKED BY: NH
DATE ISSUED: 02/28/23
SCALE: ROSEVILLE CALIFORNIA
REVIEWED FOR CODE COMPLIANCE BUILDING DIVISION CONSTRUCTION DOCUMENTS MUST BE ON JOB SITE JOL 03/23/2023 11:38:37 [illegible]
PROJ. NO. 2014500
SHEET NO. E2.6 OF SHEETS

ENLARGED AREA PLANS - ELECTRICAL

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VERDE DESIGN, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED, REPRODUCED, OR PUBLISHED BY ANY METHOD, IN WHOLE OR IN PART, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN PERMISSION OF VERDE DESIGN, INC.

DRAWING NAME: S:\2021\21040 Gibson Park Phase 1\CAD\Elec\21040_E2.6.dwg
PLOT DATE: 02-28-23 PLOTTED BY: JCampbell

END OF APPENDIX F:

EV CHARGER LOCATIONS ALONG PARKING LOT

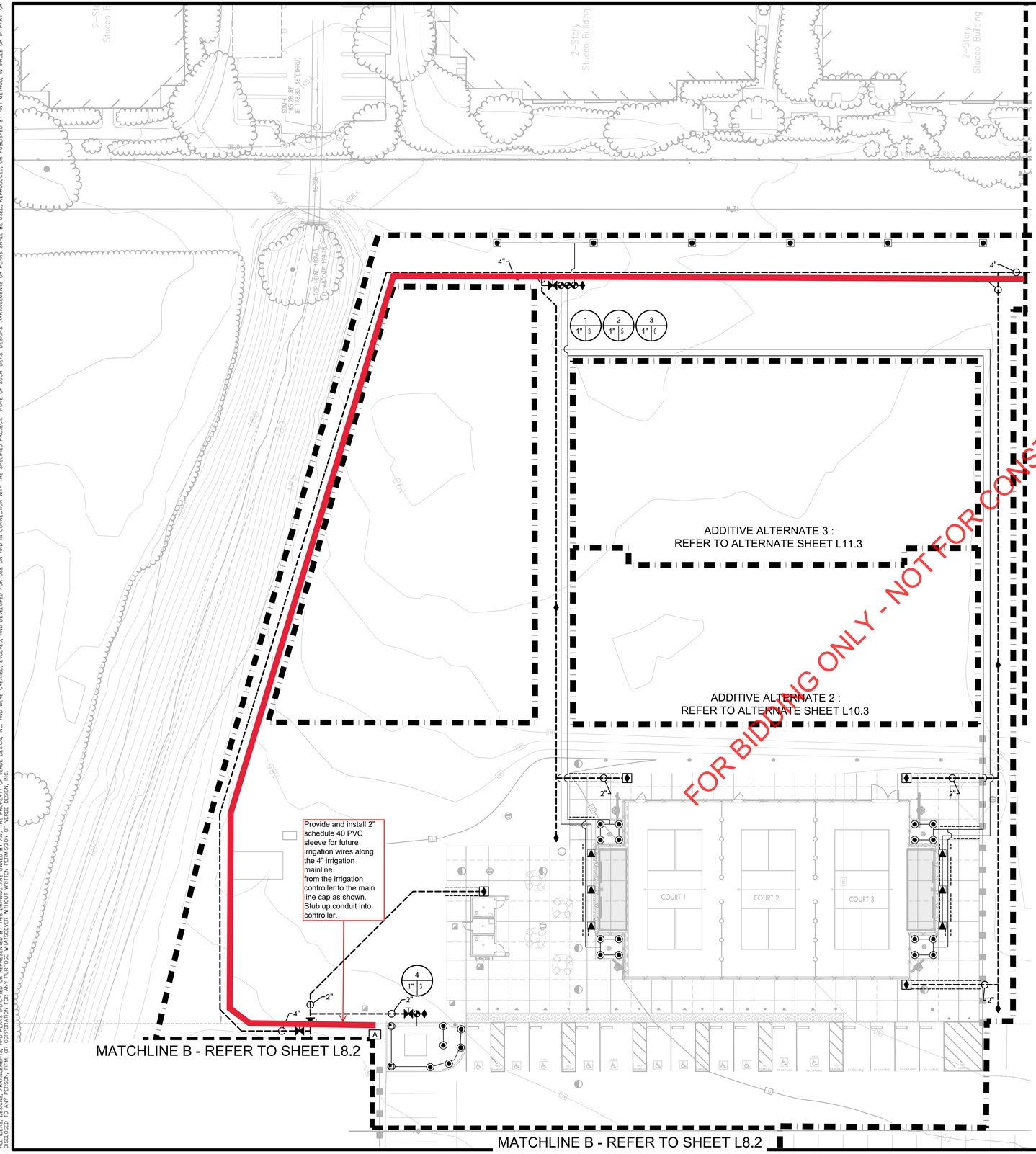
FOR BIDDING ONLY - NOT FOR CONSTRUCTION

APPENDIX G:

THE COURTS AT GIBSON PARK
IRRIGATION (IRRIGAITON AS BUILDS)

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED, OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VERDE DESIGN, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED, REPRODUCED, OR PUBLISHED BY ANY METHOD, IN WHOLE OR IN PART, OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN PERMISSION OF VERDE DESIGN, INC.



IRRIGATION LEGEND

SYM.	ITEM	MANUFACTURE MODEL NO./DESCR.	DTL REF
BF	IRRIGATION BACKFLOW DEVICE	WATTS 3" MODEL LF909-NRS BACKFLOW PREVENTER DEVICE. INSTALL PER CITY OF ROSEVILLE ENVIRONMENTAL UTILITES DEPARTMENT STANDARDS AND DETAILS, LATEST EDITION.	
MV	MASTER VALVE	2" SUPERIOR MODEL 2300, ELECTRIC GLOBE VALVE CONSTRUCTED OF BRASS. REFER TO STANDARD SPECIFICATIONS, VALVE SHALL BE INSTALLED IN A 'JUMBO' SIZED VALVE BOX WITH LOCKING COVER AND 'MV' HEAT BRANDED ON COVER.	B D6.1
FS	FLOW SENSOR	CALSENSE MODEL FM-28 WITH MINIMUM FLOW READING OF 6 GPM AND MAXIMUM FLOW READING OF 166 GPM.	B D6.1
A	IRRIGATION CONTROLLER	IRRIGATION CONTROLLER SHALL BE CALSENSE CONVENTIONAL TOP ENTRY PEDESTAL STAINLESS STEEL CONTROLLER. CONTROLLER ASSEMBLY TO INCLUDE: • CS3000 48 STATION CONTROLLER • CS3-BSTA-KIT, CS3-MSSE-KIT • CS3-LR CALSENSE RADIO • CS3-SS1 ENCLOSURE WITH CS3000 TRANSIENT PROTECTION, TP-110 AC LINE PROTECTION, LR-STUBBY WITH 2-FOOT CABLE, ON/OFF SWITCH AND GFI OUTLET INSIDE ENCLOSURE. LANDSCAPE CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE STUBOUT FOR POWER AND DATA TO CONTROLLER AS NEEDED. AUTOMATIC CONTROLLERS DISTRIBUTED BY EWING IRRIGATION, 500 BERRY STREET #B, ROSEVILLE CA, ATTN. TOM NOONAN (916)812-5032	A D6.1
	LATERAL LINE	3/4" LATERAL LINE - SCHEDULE 40 PVC PIPE & SOLVENT WELD FITTINGS, AT 18" DEPTH.	
	MAIN LINE	MAIN LINE 2-1/2" AND SMALLER - SCHEDULE 40 PVC PIPE & SOLVENT WELD FITTINGS AT 24" DEPTH. MAIN LINE 3" AND LARGER - CLASS 200 PVC PIPE RUBBER GASKETED PIPE AT 24" DEPTH. MAIN LINE SHOWN IN HARDSCAPE FOR PLAN CLARITY. CONTRACTOR SHALL INSTALL MAIN LINE IN ADJACENT PLANTER AREA.	C,D/C D6.1
	MAIN LINE CAP	IRRIGATION MAIN LINE CAP. CONTRACTOR TO STUB AND CAP MAIN LINE FOR FUTURE USE.	
	SLEEVES	PIPE AT PAVEMENTS (SLEEVES) SHALL BE SCHEDULE 40 PVC. SIZE TO BE TWICE THE SIZE OF TOTAL PIPE DIAMETERS WITHIN THE SLEEVE, OR AS NOTED, WITH 30" COVER.	
POC		POINT OF CONNECTION - CONTRACTOR TO FIELD LOCATE EXISTING WATER UTILITY LINE/STUB IN APPROXIMATE LOCATION SHOWN. CONTRACTOR SHALL TAP ONTO LINE AND EXTEND MAIN LINE AS SHOWN. INSTALL GATE VALVE PER CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES DEPARTMENT STANDARDS AND DETAILS, LATEST EDITION.	
1		AREA FOR FUTURE IRRIGATION BOOSTER PUMP SHOWN FOR REFERENCE ONLY. CONTRACTOR TO PROVIDE A MINIMUM 4'X4' CLEAR SPACE TO ALLOW FOR FUTURE PUMP PAD AND ACCESS SPACE.	
2		TO DOMESTIC WATER. REFER TO DRAINAGE AND UTILITY PLANS FOR ADDITIONAL INFORMATION.	
		LIMIT OF WORK	
1 / 1" / 11.3		CONTROLLER STATION NUMBER APPROX. GPM FLOW THROUGH VALVE CONTROL VALVE SIZE	

IRRIGATION NOTES

1. THE SYSTEM IS DESIGNED TO OPERATE AT A MAXIMUM FLOW OF 50 GPM WITH A MINIMUM 45 STATIC PSI AT THE EMITTER. CONTRACTOR SHALL VERIFY A STATIC PRESSURE OF 85 PSI AT THE TAP PRIOR TO BEGINNING WORK. CONTACT OWNER'S REPRESENTATIVE IMMEDIATELY SHOULD DISCREPANCY ARISE AND REDIRECT WORK TO AVOID DELAY.
2. ALL WORK SHALL CONFORM TO LOCAL AND STATE CODES AND ORDINANCES. ALL IRRIGATION WORK SHALL CONFORM TO THE LANDSCAPE SECTION OF THE STANDARD PLAN DETAILS FOR PUBLIC WORKS CONSTRUCTION. PROJECT DETAILS AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER STANDARD PLAN DETAILS.
3. ALL PLASTIC FITTINGS SHALL BE A MINIMUM OF 18" APART TO FACILITATE REMOVAL AND REPLACEMENT OF INDIVIDUAL FITTINGS. TRENCHING DEPTHS OF POTABLE WATER MAIN SHALL BE 24". ALL MAINS, LATERALS AND CONTROL WIRES SHALL BE INSTALLED IN SCHEDULE 40 P.V.C. SLEEVES (OF APPROPRIATE SIZE) UNDER ALL A.C. AND P.C.C. PAVEMENT.
4. IRRIGATION SYSTEM DESIGN IS DIAGRAMMATIC. WHERE PIPING, VALVES, QUICK COUPLERS, ETC. ARE SHOWN OUTSIDE PLANTERS, OR LIMIT OF WORK; INTENT IS FOR PIPING, VALVES, ETC., TO BE INSTALLED WITHIN PLANTER AREAS OF PROPERTY. INDICATE EXACT LOCATIONS OF IRRIGATION EQUIPMENT ON RECORD DRAWINGS.
5. CONTRACTOR SHALL ADJUST IRRIGATION HEADS FOR HEAD-TO-HEAD COVERAGE WHILE REDUCING OVER SPRAY ONTO WALKWAYS AND ADJACENT STRUCTURES. VALVES SHALL BE ADJUSTED TO AVOID MISTING AS APPLICABLE. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO HEAD LOCATIONS IN FIELD AS NECESSARY ONLY WITH THE APPROVAL OF THE CITY ENGINEER.
6. CONTRACTOR SHALL REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
7. IRRIGATION LATERAL LINE JOINTS, TEE AND ELBOWS SHALL NOT BE PLACED UNDER CONCRETE PAVING.

IRRIGATION LEGEND

SYM.	ITEM	MANUFACTURE MODEL NO./DESCR.	RAD./ DES	GPM	PSI	DTL REF
	ROTATOR	RAIN BIRD 1806-P45 WITH R-VAN14 NOZZLE	14'/ 8'-12'	0.32-1.27	45	E D6.1
	ROTATOR	RAIN BIRD 1806-P45 WITH R-VAN SIDE STRIP NOZZLE	5'X15'/ 5'X15'	0.24	45	
	BUBBLER	RAIN BIRD 1804-PRS WITH 1402 SERIES BUBBLER	1'	0.50	40	D D6.2
	TREE BUBBLER	RAIN BIRD RWS-B-C-1402 SYMBOL INDICATES 2 PER TREE	-	0.50	40	F D6.1
	GATE VALVE	NIBCO GATE VALVES SHALL BE LINE SIZED PER PLANS: VALVES 3" AND SMALLER SHALL BE NIBCO T-113-LF. VALVES 4"AND LARGER SHALL BE NIBCO F-619-LF FLANGED VALVE WITH SQUARE OPERATING NUT.				H/I D6.1
	QUICK COUPLING VALVE	RAIN BIRD 44-LRC: 1", 2-PIECE BODY WITH 44-K KEY AND SH-1 HOSE SWIVEL INSTALLED IN LANDSCAPE AREA.				A D6.2
	QUICK COUPLING VALVE	RAIN BIRD 44-LRC: 1", 2-PIECE BODY WITH 44-K KEY AND SH-1 HOSE SWIVEL INSTALLED IN HARDSCAPE AREA. CONTRACTOR TO ALIGN QUICK COUPLER VALVE BOX ADJACENT TO FENCE EDGEBAND.				C D6.2
	REMOTE CONTROL VALVE	RAIN BIRD PEB-PRS-D SERIES PRESSURE REGULATED PLASTIC REMOTE CONTROL VALVE. SIZE AS SHOWN, INSTALL WITHIN VALVE BOX WITH COVER AND 'RCV' HEAT BRANDED ON COVER. INSTALL WITH ISOLATION VALVE PER CITY STANDARD DETAIL.				B D6.2
M	IRRIGATION WATER SERVICE	CONTRACTOR SHALL PURCHASE 3" TURBO WATER METER THROUGH THE CITY AND INSTALL IN APPROXIMATE LOCATION AS SHOWN ON THE PLANS. INSTALL PER CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES DEPARTMENT STANDARDS AND DETAILS, LATEST EDITION.				

NORTH

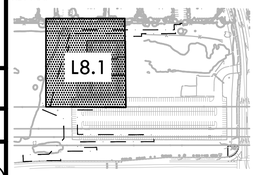
0' 10' 20' 40' 60'

VERDE DESIGN
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SPORT PLANNING & DESIGN
1843 Iron Point Rd. Suite 140
Folsom, CA 95630
tel: 916.415.6554
fax: 916.415.6525
www.VerdeDesigninc.com

STAMP

REGISTERED LANDSCAPE ARCHITECT
MARK S. BAGINSKI
No. 4989
Signature
EXPIRATION DATE: JULY 2023
STATE OF CALIFORNIA

KEY MAP



SHEET TITLE

IRRIGATION PLAN

PROJECT NAME

GIBSON PARK

PROJECT ADDRESS

201 GIBSON DR.
ROSEVILLE, CA 95678

SUBMITTAL	DATE
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NO.	REVISIONS	DATE

DRAWN BY: JC
CHECKED BY: CS
DATE ISSUED: 02/28/23
SCALE: 1" = 20'-0"
PROJ. NO.: 2014500

ROSEVILLE CALIFORNIA
NOTE/REJECTION CODE COMPLIANCE
BUILDING DIVISION
CONSTRUCTION DOCUMENTS
MUST BE ON JOB SITE
JOL
03/23/2023 11:38:37
9000 SQFT

SHEET NO.: L8.1 OF SHEETS

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MATCHLINE A - REFER TO SHEET L8.1

MATCHLINE B - REFER TO SHEET L8.1

MATCHLINE B - REFER TO SHEET L8.1

Provide and install 2" schedule 40 PVC sleeve for future irrigation wires along the 4" irrigation mainline from the irrigation controller to the main line cap as shown.

4"

IRRIGATION EQUIPMENT LAYOUT ENLARGEMENT. SEE DETAIL A/SHEET L8.3

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

ROSEVILLE PARKWAY

NORTH

0' 10' 20' 40' 60'

IRRIGATION LEGEND

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SYM.	ITEM	MANUFACTURE MODEL NO./DESCR.	RAD./ DES	GPM	PSI	DTL REF
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	ROTATOR	RAIN BIRD 1806-P45 WITH R-VAN SIDE STRIP NOZZLE	5'X15'/ 5'X15'	0.24	45	
	BUBBLER	RAIN BIRD 1804-PRS WITH 1402 SERIES BUBBLER	1'	0.50	40	D D6.2
	TREE BUBBLER	RAIN BIRD RWS-B-C-1402 SYMBOL INDICATES 2 PER TREE	-	0.50	40	F D6.1
	GATE VALVE	NIBCO GATE VALVES SHALL BE LINE SIZED PER PLANS: VALVES 3" AND SMALLER SHALL BE NIBCO T-113-LF. VALVES 4"AND LARGER SHALL BE NIBCO F-619-LF FLANGED VALVE WITH SQUARE OPERATING NUT.				H/I D6.1
	QUICK COUPLING VALVE	RAIN BIRD 44-LRC: 1", 2-PIECE BODY WITH 44-K KEY AND SH-1 HOSE SWIVEL. INSTALLED IN LANDSCAPE AREA.				A D6.2
	QUICK COUPLING VALVE	RAIN BIRD 44-LRC: 1", 2-PIECE BODY WITH 44-K KEY AND SH-1 HOSE SWIVEL. INSTALLED IN HARDSCAPE AREA. CONTRACTOR TO ALIGN QUICK COUPLER VALVE BOX ADJACENT TO FENCE EDGEBAND.				C D6.2
	REMOTE CONTROL VALVE	RAIN BIRD PEB-PRS-D SERIES PRESSURE REGULATED PLASTIC REMOTE CONTROL VALVE. SIZE AS SHOWN. INSTALL WITHIN VALVE BOX WITH COVER AND 'RCV' HEAT BRANDED ON COVER. INSTALL WITH ISOLATION VALVE PER CITY STANDARD DETAIL.				B D6.2
M	IRRIGATION WATER SERVICE	CONTRACTOR SHALL PURCHASE 3" TURBO WATER METER THROUGH THE CITY AND INSTALL IN APPROXIMATE LOCATION AS SHOWN ON THE PLANS. INSTALL PER CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES DEPARTMENT STANDARDS AND DETAILS, LATEST EDITION.				

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SPORT PLANNING & DESIGN
1843 Iron Point Rd. Suite 140
Folsom, CA 95630
tel: 916.415.6554
fax: 916.415.6525
www.VerdeDesigninc.com

STAMP

REGISTERED LANDSCAPE ARCHITECT
MARK S. BAGINSKI
No. 4069
Signature
EXPIRATION DATE: JULY 2023
STATE OF CALIFORNIA

KEY MAP



SHEET TITLE

IRRIGATION PLAN

PROJECT NAME

GIBSON PARK

PROJECT ADDRESS

201 GIBSON DR.
ROSEVILLE, CA 95678

SUBMITTAL	DATE
100% SUBMITTAL	05/20/22
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100% RE-SUBMITTAL	12/14/22
100% RE-SUBMITTAL	02/28/23

NO.	REVISIONS	DATE

DRAWN BY	CHECKED BY
JC	CS
DATE ISSUED	SCALE
02/28/23	1"=20'-0"
PROJ. NO.	
2014500	
SHEET NO.	OF SHEETS
L8.2	

IRRIGATION PLAN

DRAWING NAME: Y:\Projects-FO\2020\2014500 - Gibson Park Ph 1 MP -Roseville\CAD_IRR.dwg
PLOT DATE: 02-28-23 PLOTTED BY: station46

END OF APPENDIX G:

THE COURTS AT GIBSON PARK
IRRIGATION (IRRIGAITON AS BUILDS)

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

Project: The Courts at Gibson Park Frontage Improvement Project

Project Drawings are issue as a separate plan set, titled

"The Courts at Gibson Park Frontage Improvement Project"

Dated 7/9/25

as prepared by The City of Roseville's Parks, Recreation & Libraries Department

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

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.

[B:\City Attorney\agreement\form agreements\Project Manuals\buildings & grounds.docx; 1/4/2024]

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By increasing the duties of local agencies and officials, this bill would impose a state-mandated local program.

This bill would, on January 1, 2020, repeal the provision establishing the claim resolution process.

This bill would specify that these provisions constitute a matter of statewide concern.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to these statutory provisions.

The people of the State of California do enact as follows:

SECTION 1. Section 9204 is added to the Public Contract Code, to read:

9204. (a) The Legislature finds and declares that it is in the best interests of the state and its citizens to ensure that all construction business performed on a public works project in the state that is complete and not in dispute is paid in full and in a timely manner.

(b) Notwithstanding any other law, including, but not limited to, Article 7.1 (commencing with Section 10240) of Chapter 1 of Part 2, Chapter 10 (commencing with Section 19100) of Part 2, and Article 1.5 (commencing with Section 20104) of Chapter 1 of Part 3, this section shall apply to any claim by a contractor in connection with a public works project.

(c) For purposes of this section:

(1) "Claim" means a separate demand by a contractor sent by registered mail or certified mail with return receipt requested, for one or more of the following:

(A) A time extension, including, without limitation, for relief from damages or penalties for delay assessed by a public entity under a contract for a public works project.

(B) Payment by the public entity of money or damages arising from work done by, or on behalf of, the contractor pursuant to the contract for a public works project and payment for which is not otherwise expressly provided or to which the claimant is not otherwise entitled.

(C) Payment of an amount that is disputed by the public entity.

(2) "Contractor" means any type of contractor within the meaning of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code who has entered into a direct contract with a public entity for a public works project.

(3) (A) "Public entity" means, without limitation, except as provided in subparagraph (B), a state agency, department, office, division, bureau, board, or commission, the California State University, the University of California, a city, including a charter city, county, including a charter county, city and county, including a charter city and county, district, special district, public authority, political subdivision, public corporation, or nonprofit transit corporation wholly owned by a public agency and formed to carry out the purposes of the public agency.

(B) "Public entity" shall not include the following:

(i) The Department of Water Resources as to any project under the jurisdiction of that department.

(ii) The Department of Transportation as to any project under the jurisdiction of that department.

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(iii) The Department of Parks and Recreation as to any project under the jurisdiction of that department.

(iv) The Department of Corrections and Rehabilitation with respect to any project under its jurisdiction pursuant to Chapter 11 (commencing with Section 7000) of Title 7 of Part 3 of the Penal Code.

(v) The Military Department as to any project under the jurisdiction of that department.

(vi) The Department of General Services as to all other projects.

(vii) The High-Speed Rail Authority.

(4) "Public works project" means the erection, construction, alteration, repair, or improvement of any public structure, building, road, or other public improvement of any kind.

(5) "Subcontractor" means any type of contractor within the meaning of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code who either is in direct contract with a contractor or is a lower tier subcontractor.

(d) (1) (A) Upon receipt of a claim pursuant to this section, the public entity to which the claim applies shall conduct a reasonable review of the claim and, within a period not to exceed 45 days, shall provide the claimant a written statement identifying what portion of the claim is disputed and what portion is undisputed. Upon receipt of a claim, a public entity and a contractor may, by mutual agreement, extend the time period provided in this subdivision.

(B) The claimant shall furnish reasonable documentation to support the claim.

(C) If the public entity needs approval from its governing body to provide the claimant a written statement identifying the disputed portion and the undisputed portion of the claim, and the governing body does not meet within the 45 days or within the mutually agreed to extension of time following receipt of a claim sent by registered mail or certified mail, return receipt requested, the public entity shall have up to three days following the next duly publicly noticed meeting of the governing body after the 45-day period, or extension, expires to provide the claimant a written statement identifying the disputed portion and the undisputed portion.

(D) Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. If the public entity fails to issue a written statement, paragraph (3) shall apply.

(2) (A) If the claimant disputes the public entity's written response, or if the public entity fails to respond to a claim issued pursuant to this section within the time prescribed, the claimant may demand in writing an informal conference to meet and confer for settlement of the issues in dispute. Upon receipt of a demand in writing sent by registered mail or certified mail, return receipt requested, the public entity shall schedule a meet and confer conference within 30 days for settlement of the dispute.

(B) Within 10 business days following the conclusion of the meet and confer conference, if the claim or any portion of the claim remains in dispute, the public entity shall provide the claimant a written statement identifying the portion of the claim that remains in dispute and the portion that is undisputed. Any payment due on an undisputed portion of the claim shall be processed and made within 60 days after the public entity issues its written statement. Any disputed portion of the claim, as identified by the contractor in writing, shall be submitted to nonbinding mediation, with the public entity and the claimant sharing the associated costs equally. The public entity and claimant shall mutually agree to a mediator within 10 business days after the disputed portion of the claim has been identified in writing. If the parties cannot agree upon a mediator, each party shall select a mediator and those mediators shall select a qualified neutral third party to mediate with regard to the disputed portion of the claim. Each

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party shall bear the fees and costs charged by its respective mediator in connection with the selection of the neutral mediator. If mediation is unsuccessful, the parts of the claim remaining in dispute shall be subject to applicable procedures outside this section.

(C) For purposes of this section, mediation includes any nonbinding process, including, but not limited to, neutral evaluation or a dispute review board, in which an independent third party or board assists the parties in dispute resolution through negotiation or by issuance of an evaluation. Any mediation utilized shall conform to the timeframes in this section.

(D) Unless otherwise agreed to by the public entity and the contractor in writing, the mediation conducted pursuant to this section shall excuse any further obligation under Section 20104.4 to mediate after litigation has been commenced.

(E) This section does not preclude a public entity from requiring arbitration of disputes under private arbitration or the Public Works Contract Arbitration Program, if mediation under this section does not resolve the parties' dispute.

(3) Failure by the public entity to respond to a claim from a contractor within the time periods described in this subdivision or to otherwise meet the time requirements of this section shall result in the claim being deemed rejected in its entirety. A claim that is denied by reason of the public entity's failure to have responded to a claim, or its failure to otherwise meet the time requirements of this section, shall not constitute an adverse finding with regard to the merits of the claim or the responsibility or qualifications of the claimant.

(4) Amounts not paid in a timely manner as required by this section shall bear interest at 7 percent per annum.

(5) If a subcontractor or a lower tier subcontractor lacks legal standing to assert a claim against a public entity because privity of contract does not exist, the contractor may present to the public entity a claim on behalf of a subcontractor or lower tier subcontractor. A subcontractor may request in writing, either on his or her own behalf or on behalf of a lower tier subcontractor, that the contractor present a claim for work which was performed by the subcontractor or by a lower tier subcontractor on behalf of the subcontractor. The subcontractor requesting that the claim be presented to the public entity shall furnish reasonable documentation to support the claim. Within 45 days of receipt of this written request, the contractor shall notify the subcontractor in writing as to whether the contractor presented the claim to the public entity and, if the original contractor did not present the claim, provide the subcontractor with a statement of the reasons for not having done so.

(e) The text of this section or a summary of it shall be set forth in the plans or specifications for any public works project that may give rise to a claim under this section.

(f) A waiver of the rights granted by this section is void and contrary to public policy, provided, however, that (1) upon receipt of a claim, the parties may mutually agree to waive, in writing, mediation and proceed directly to the commencement of a civil action or binding arbitration, as applicable; and (2) a public entity may prescribe reasonable change order, claim, and dispute resolution procedures and requirements in addition to the provisions of this section, so long as the contractual provisions do not conflict with or otherwise impair the timeframes and procedures set forth in this section.

(g) This section applies to contracts entered into on or after January 1, 2017.

(h) Nothing in this section shall impose liability upon a public entity that makes loans or grants available through a competitive application process, for the failure of an awardee to meet its contractual obligations.

(i) This section shall remain in effect only until January 1, 2020, and as of that date is

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repealed, unless a later enacted statute, that is enacted before January 1, 2020, deletes or extends that date.

SECTION 2.
The Legislature finds and declares that it is of statewide concern to require a charter city, charter county, or charter city and county to follow a prescribed claims resolution process to ensure there are uniform and equitable procurement practices.

SECTION 3.
If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

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GENERAL NOTES:

1. LANDSCAPE IMPROVEMENTS TO BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF ROSEVILLE, CA STANDARD SPECIFICATIONS LATEST EDITION. IMPROVEMENTS ARE ALSO TO BE IN COMPLIANCE WITH CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS LATEST EDITION, WHERE APPLICABLE. ALL WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF ROSEVILLE, CA.

2. DESIGN: THE DRAWINGS HEREIN REPRESENT A GENERAL DESIGN TO BE IMPLEMENTED ON THE SITE DEPICTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY TO CLARIFY PLAN DETAILS RELATED TO SITE OR CONSTRUCTION DETAILS RELATED TO THE SITE OR CONSTRUCTION DETAILS NECESSARY FOR PROJECT COMPLETION.

3. COORDINATION: CONTRACTORS SHALL COORDINATE INSTALLATION AND SCHEDULING WITH THAT OF CITY'S REPRESENTATIVE AND OTHER CONTRACTORS EFFICIENTLY AND IN A TIMELY MANNER, ENSURING THE PROJECT COMPLETION IS UNIMPEDED AND INSTALLED CORRECTLY. THE CITY REPRESENTATIVE TO BE CONTACTED DIRECTLY AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO BEGINNING WORK.

4. BIDDING INFORMATION: SEE PROJECT SPECIFICATIONS, SPECIAL PROVISIONS, GENERAL REQUIREMENTS, AND TECHNICAL SPECIFICATIONS FOR CONTRACTOR RESPONSIBILITIES RELATED TO BIDDING INFORMATION AND SITE VISITS PRIOR TO BID SUBMITTAL.

5. SITE CONDITIONS: SEE PROJECT SPECIFICATIONS FOR CONTRACTOR RESPONSIBILITIES RELATED TO SITE CONDITIONS. CONTRACTOR TO EXAMINE EXISTING CONDITIONS OF SITE. IN THE EVENT THAT ON-SITE CONDITIONS DIFFER FROM CONDITIONS DEPICTED ON PLANS AND WILL IMPACT THE INSTALLATION PROCESS, THE CONTRACTOR WILL SUBMIT THESE FINDINGS TO THE CITY IN WRITING PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF THE EXISTING SITE CONDITIONS.SHOWN HEREIN ARE SUPERIMPOSED OVER DATA PROVIDED TO THE LANDSCAPE ARCHITECT BY OTHER SOURCES. THE CITY OF MODESTO SHALL NOT BE LIABLE FOR THE CHANGES, INACCURACIES, OMISSIONS, OR OTHER ERRORS RELATED TO THIS DATA. THE BASE INFORMATION IS PROVIDED AS AN AID ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL DOCUMENTS AND ACCOMMODATING ANY DISCREPANCIES.

6. BASE INFORMATION PROVIDED BY:

   CITY OF ROSEVILLE
   316 VERNON STREET
   ROSEVILLE, CA 95678
   PHONE: (916) 772-7529

7. UTILITIES SHOWN HAVE BEEN PLOTTED FROM RECORD INFORMATION. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL COORDINATE WITH UNDERGROUND SERVICE ALERT (U.S.A.) TO DETERMINE, IN THE FIELD, THE LOCATION OF ALL UNDERGROUND UTILITIES DURING CONSTRUCTION, CONTRACTOR SHALL PROTECT AND USE EXTREME CAUTION WHEN EXPOSING AND/OR WORKING NEAR EXISTING UTILITIES.

8. UTILITY COMPANIES ARE MEMBERS OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ON-CALL PROGRAM. THE CONTRACTOR AND ANY SUBCONTRACTORS SHALL CONTACT U.S.A. AT LEAST TWO WORKING DAYS (48 HOURS) PRIOR TO BEGINNING WORK. ONLY EXCAVATIONS WILL REVEAL ACTUAL TYPES, LOCATIONS, SIZES AND DEPTHS OF UNDERGROUND UTILITIES. THE CITY OF MODESTO ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF9. UNDERGROUND UTILITIES OR OF BURIED EXISTING OBJECTS AND UTILITIES NOT SHOWN ON THESE PLANS.

9. THE CONTRACTOR SHALL KEEP A CURRENT SET OF DRAWINGS ON SITE AT ALL TIMES WITH DEVIATIONS FROM ORIGINAL PLANS AND SPECIFICATIONS NOTED. UPON PROJECT COMPLETION THE CONTRACTOR WILL PROVIDE THE CITY WITH A DIGITAL FORMAT AND HARD COPY COMPLETE SET OF RECORD DRAWINGS.

10. CONTRACTOR SHALL LOCATE AND PRESERVE ALL SURFACE AND SUB-SURFACE FACILITIES WHICH MAY BE IN THE WORKING AREA.

LAYOUT NOTES:

1. CONTRACTOR MUST OBTAIN AN APPROVED TRAFFIC CONTROL PLAN AND COPY OF APPROVED ENCROACHMENT PERMIT FROM PROJECT MANAGER PRIOR TO PERFORMING ANY WORK WITHIN, BUT NOT LIMITED TO, THE RIGHT AWAY OF ROSEVILLE PARKWAY AND GIBSON DRIVE. REFER TO PARKS STANDARDS AND SPECIFICATIONS FOR ADDITIONAL DETAIL.

2. CONTRACTOR SHALL EXAMINE RELATED WORK AND SURFACES BEFORE STARTING WORK OF THIS SECTION AND SHOULD REPORT TO THE CITY IN WRITING ANY CONDITIONS WHICH WILL PREVENT THE PROPER PROVISION OF THIS WORK. BEGINNING THE WORK OF THIS SECTION WITHOUT REPORTING UNSUITABLE CONDITIONS CONSTITUTES ACCEPTANCE OF CONDITIONS. ANY REQUIRED REMOVAL, REPAIR OR REPLACEMENT OF THIS WORK CAUSED BY UNSUITABLE CONDITIONS SHALL BE DONE AT NO ADDITIONAL COST TO THE CITY.

3. ALL EARTHWORK, GRADING AND SOIL DELIVERY/REMOVAL IS TO BE PROVIDED BY THE CONTRACTOR, IF APPLICABLE.

4. ALL CONCRETE FINISHES SHALL BE VERIFIED WITH CITY REPRESENTATIVE PRIOR TO INSTALLATION PER PROJECT SPECIFICATIONS.

SOIL QUANTITY:

5. THIS PROJECT HAS BEEN DESIGNED TO BALANCE CUT AND FILL.

CITY OF ROSEVILLE GENERAL NOTES:

1. THIS PROJECT SHALL CONFORM TO THE APPROVED PLANS AND THE PARKS AND DEVELOPMENTAL SERVICES CONSTRUCTION STANDARDS, LATEST EDITION.

UTILITY REPRESENTATIVES			
UTILITY	COMPANY	CONTACT	PHONE
U.S.A	-	-	1.800.642.2444
GAS	PG&E	JEANETTE JOHNSON	530.883.3147
ELECTRICITY	ROSEVILLE ELECTRIC	KEITH LITTS	916.580.9405
TELEPHONE	ROSEVILLE TELEPHONE	GEORGE DEMPSEY	916.786.4351
WATER	CITY OF ROSEVILLE	SEAN BIGLEY	916.774.5750
SEWER	CITY OF ROSEVILLE	ENVIRONMENTAL UTILITES	916.774.5750
DRAINAGE	DEVELOPMENT SERVICES ENGINEERING	ENGINEERING	916.774.5339
T.V. CABLE	COMCAST	KATHY DEAN	916.786.8443

CITY OF ROSEVILLE

THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT

201 GIBSON DRIVE
ROSEVILLE, CALIFORNIA, 95678

NOTICE TO PLAN CHECKER:

PROJECT NAME: THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT

PROJECT AREA: APPROX. 74,500 SQUARE FEET

SHEET INDEX:

1	COVER SHEET
2	SCOPE OF WORK PLAN
3-4	EXISTING CONDITIONS PLAN
5-9	MATERIALS AND LAYOUT PLAN
10-16	IRRIGATION PLAN
16-20	PLANTING PLAN
21-24	CONCRETE ENTRANCE RAMPS AND FENCING REMOVAL/REPLACEMENT (ADDITIVE ALTERNATE)

ABBREVIATIONS:

AC	ASPHALT	GV	GAS VALVE
BC	BACK OF CURB	HV VLT	HIGH VOLTAGE VAULT
BOL	BOLLARD	LIP	LIP OF GUTTER
BOW	BACK OF WALK	MS	CONCRETE MOW STRIP
CATV	CABLE TV BOX	NG	NATURAL GROUND
CB	CATCH BASIN	PAV	PAVEMENT
CLF	CHAIN LINK FENCE	PB	PACIFIC BELL
COL	COLUMN	SLB	STREET LIGHT BOX
C	CONCRETE	SSCO	SANITARY SEWER CLEAN OUT
DI	DRAINAGE INLET	SSMH	SANITARY SEWER MAN HOLE
EB	ELECTRICAL JUNCTION BOX	SW	SIDEWALK
EP	EDGE OF ASPHALT PAVEMENT	TC	TOP OF CURB
FDC	FIRE DEPARTMENT CONNECTION	TCDO	TOP OF CURB DRIVE OVER
FL	FLOWLINE	T 22"	TREE W/ 22" DIAMETER TRUNK
FNC	FENCE-HEIGHT & TYPE NOTED	WF	WOOD FENCE-HEIGHT NOTED
FOW	FACE OF WALK	WM	WATER METER
GRD RAIL	GUARD RAIL	WV	WATER VALVE
GM	GAS METER	WVLT	WATER VAULT
		NIC	NOT IN CONTRACT

BUILDING CODE COMPLIANCE:

ALL WORK SHALL CONFORM TO THE FOLLOWING MODEL CODES AND ALL APPLY TO THE MOST UP TO DATE CITY OF ROSEVILLE DESIGN STANDARDS:

2022 CALIFORNIA BUILDING CODE (CBC), WITH CITY OF ROSEVILLE AMENDMENTS
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA MECHANICAL CODE (CMC),
2022 CALIFORNIA PLUMBING CODE (CPC),
2022 CALIFORNIA ELECTRICAL CODE (CEC), WITH CITY OF ROSEVILLE AMENDMENTS
2022 CALIFORNIA ENERGY STANDARDS (CES),
2022 CALIFORNIA FIRE CODE, WITH CITY OF ROSEVILLE AMENDMENTS (RFC).

DATE IMPROVEMENTS COMPLETED

DATE

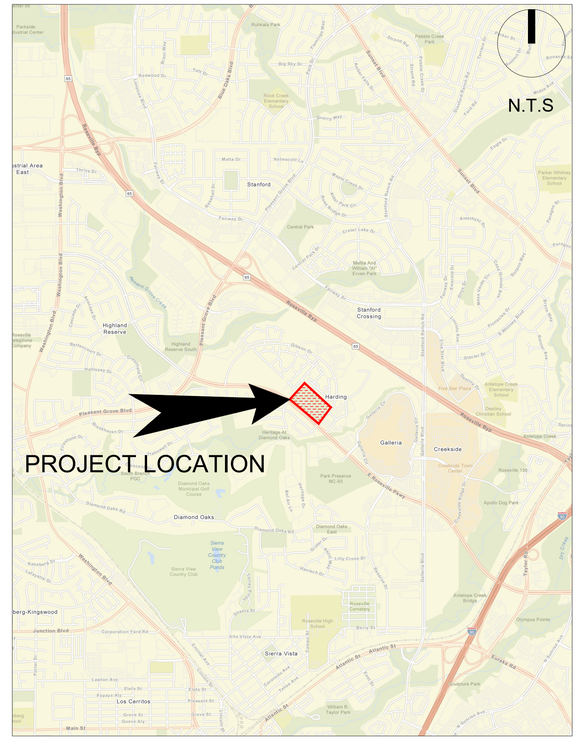
CITY OF ROSEVILLE APPROVAL

CITY ENGINEER DATE

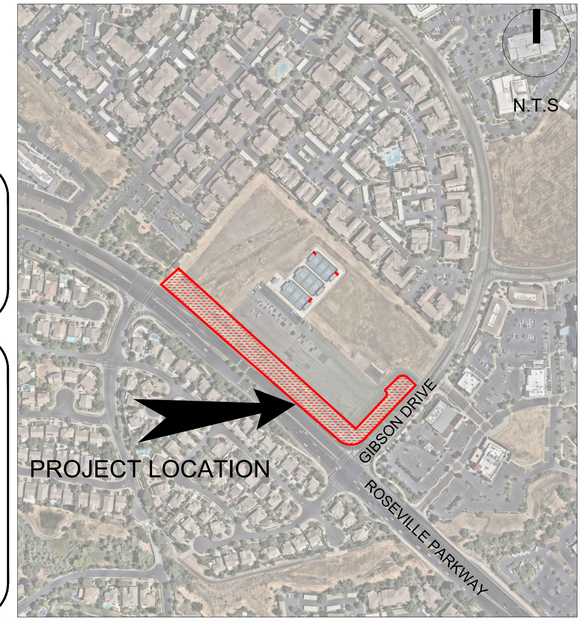
FOR ENGINEERING DEPARTMENT REVIEW

PEDESTRIAN CURB RAMP: L3.0, L3.1, L3.2, L3.3, L3.4

VICINITY MAP:



LOCATION MAP:



SCALE:		CWJ #:	500465	SEAL :	CITY APPROVAL :	REVISIONS	
DATE:	7/09/25	PROJECT #:	EN25-0170			N°	DATE	DESCRIPTION
100% DRAWINGS		DESIGN:				3	6/16/25	DESIGN ADJUSTMENTS
		DRAWING:				4	7/9/25	DESIGN ADJUSTMENTS

CITY OF ROSEVILLE CALIFORNIA

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

COVER PAGE

C0

SHEET: 01 OF 25

JOSHUA RAUL CERVANTES

AIR QUALITY NOTES:

THE FOLLOWING NOTES ARE PROVIDED AS REFERENCE TO APPLICABLE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT ADOPTED RULES AND REGULATIONS. COMPLIANCE WITH ALL APPLICABLE APCD RULES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. AIR QUALITY RULES ARE ENFORCED SOLELY BY THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT.

1. CONSTRUCTION EQUIPMENT EXHAUST EMISSIONS SHALL NOT EXCEED PLACER COUNTY APCD RULE 202 VISIBLE EMISSION LIMITATIONS. OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS ARE TO BE IMMEDIATELY NOTIFIED BY APCD TO CEASE OPERATIONS AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS. (BASED ON APCD RULE 202)

2. THE CONTRACTOR SHALL SUSPEND ALL GRADING OPERATIONS WHEN FUGITIVE DUST EXCEEDS PLACER COUNTY APCD RULE 228 (FUGITIVE DUST) LIMITATIONS. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING AN INDIVIDUAL WHO IS CARB-CERTIFIED TO PERFORM VISIBLE EMISSIONS EVALUATIONS (VEE). THIS INDIVIDUAL SHALL EVALUATE COMPLIANCE WITH RULE 228 ON A WEEKLY BASIS. IT IS TO BE NOTED THAT FUGITIVE DUST IS NOT TO EXCEED 40% OPACITY AND NOT GO BEYOND THE PROPERTY BOUNDARY AT ANY TIME. LIME OR OTHER DRYING AGENTS UTILIZED TO DRY OUT WET GRADING AREAS SHALL NOT EXCEED PLACER COUNTY APCD RULE 228 FUGITIVE DUST LIMITATIONS. OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS WILL BE NOTIFIED BY APCD AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS. ALL PROJECTS IN EXCESS OF 5 ACRES SHALL HAVE AN APPROVED DUST CONTROL PLAN FROM THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT. (BASED ON APCD RULE 228)

3. DURING CONSTRUCTION, TRAFFIC SPEEDS ON ALL UNPAVED SURFACES SHALL BE LIMITED TO 15 MILES PER HOUR OR LESS. (BASED ON APCD RULE 228 / SECTION 401.2)

4. DURING CONSTRUCTION, NO OPEN BURNING OF REMOVED VEGETATION SHALL BE ALLOWED UNLESS PERMITTED BY THE PCAPCD. ALL REMOVED VEGETATIVE MATERIAL SHALL BE EITHER CHIPPED ON SITE OR TAKEN TO AN APPROPRIATE RECYCLING SITE, OR IF A SITE IS NOT AVAILABLE, A LICENSED DISPOSAL SITE. (BASED ON APCD RULE 310)

5. A PERSON SHALL NOT DISCHARGE INTO THE ATMOSPHERE VOLATILE ORGANIC COMPOUNDS (YOC'S) CAUSED BY THE USE OR MANUFACTURE OF CUTBACK OR EMULSIFIED ASPHALTS FOR PAVING, ROAD CONSTRUCTION OR ROAD MAINTENANCE, UNLESS SUCH MANUFACTURE OR USE COMPLIES WITH THE PROVISIONS RULE 217. (BASED ON APCD RULE 217).

6. 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 MAY BE 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. (BASED ON THE CALIFORNIA HEALTH & SAFETY CODE SECTION 39013: (N/A).

EROSION / SEDIMENT CONTROL NOTES:

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED BY OCTOBER 5 OR AS APPROVED BY THE CITY ENGINEER AND SPECIFIED ON THE GRADING PLANS.

2. STRAW BALES SHALL BE STOCKPILED ON SITE AT A RATE OF 1.5 BALES PER ACRE BY SEPTEMBER 25. MEASURES SHALL BE PROVIDED TO KEEP STRAW DRY.

3. ALL SLOPES GREATER THAN 10:1 SHALL BE COVERED WITH BROADCAST STRAW AT A RATE OF 50 BALES OR 4000 POUNDS PER ACRE. FOR SLOPES 4:1 OR STEEPER, STRAW SHALL BE PRESSED IN PLACE. THE ENGINEERING DIVISION SHALL APPROVE OTHER METHODS.

4. SLOPES STEEPER THAN 4:1 AND ADJACENT TO CITY RIGHT OF WAY, FLOOD PLAINS, NATURAL DRAINAGES, PARK LAND OR DESIGNATED OPEN SPACE SHALL BE HYDROSEEDED.

5. ALL BARE AREAS, REGARDLESS OF SLOPE, WITHIN 50 FEET OF NATURAL DRAINAGES SHALL BE COVERED WITH STRAW AND PRESSED IN PLACE.

6. WHERE REQUIRED, BROADCAST SEED SHALL BE APPLIED AS FOLLOWS:

i. BLANDO BROME 12 LBS/ACRE

ii. ROSE CLOVER 9 LBS/ACRE

7. AREAS WITH SANDY, DRY SOIL SHALL BE:

i. ZORRO ANNUAL FESCUE 6 LBS/ACRE

ii. ROSE CLOVER 9 LBS/ACRE

8. 16-20-0 FERTILIZER OR EQUIVALENT SHALL BE APPLIED AT A RATE OF 500 POUNDS PER ACRE. IF HYDROSEEDING/MULCHING IS USED, SEED QUANTITIES SHALL BE INCREASED BY 30 PERCENT.

9. NO GRADING OR TRENCHING, EXCEPT AS REQUIRED FOR EROSION OR SEDIMENT CONTROL, SHALL OCCUR WITHIN 35 FEET FROM THE CENTERLINE OF PERENNIAL AND INTERMITTENT DRAINAGE SWALES BETWEEN OCTOBER 5 AND APRIL 1 EXCEPT AS APPROVED BY THE DEPARTMENT OF FISH AND GAME.

10. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOLLOWING ALL STORMS TO ENSURE THAT ALL MEASURES ARE FUNCTIONING PROPERLY.

11. SEDIMENT AND TRASH ACCUMULATED IN DRAINAGES OR DETENTION BASINS SHALL BE REMOVED AS SOON AS POSSIBLE. IN ADDITION, OIL AND MATERIAL FLOATING ON WATER SURFACE MUST BE SKIMMED WEEKLY AND THE DEBRIS PROPERLY DISPOSED OF.

12. CONSTRUCTION ACTIVITIES OCCURRING BETWEEN OCTOBER 15 AND APRIL 1 SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE OR CAPABLE OF BEING

PLACED WITHIN 24 HOURS. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.

13. THE CONTRACTOR SHALL ESTABLISH A SPECIFIC SITE WITHIN THE DEVELOPMENT FOR MAINTENANCE AND STORAGE OF EQUIPMENT OR ANY OTHER ACTIVITY THAT MAY ADVERSELY CONTRIBUTE TO THE WATER QUALITY OF THE RUNOFF. THIS AREA SHALL HAVE A BERM LOCATED AROUND ITS PERIMETER. THIS AREA SHALL BE RESTORED TO ACCEPTABLE CONDITION UPON COMPLETION OF PROJECT.

14. HYDROSEEDING MAY BE CONSIDERED AS AN ALTERNATIVE TO BROADCAST STRAW SUBJECT TO THE ENGINEERING DIVISION BASED ON A REVIEW OF THE EXISTING SITE CONDITIONS (LOCATION, SLOPES, PROXIMITY TO STREAMS) AND TIME OF YEAR.

GRADING NOTES:

GRADING SHALL CONFORM TO APPENDIX CHAPTER 33 UBC, LATEST EDITION, AND TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT BY . (ENGINEERING DIV. FILE NO. ***308-981***)

2. ALL EROSION CONTROL SHALL BE PLACED AS SPECIFIED ON THESE PLANS OR AS DETERMINED BY THE ENGINEERING DIVISION INSPECTOR.

3. LOTS SHALL BE GRADED WITH A CONSTANT SLOPE ALONG THE FRONTAGE OF THE RIGHT-OF-WAY, FROM BUILDING SETBACK LINE TO BACK OF SIDEWALK. ALL SLOPES STEEPER THAN 4:1 ALONG THIS FRONTAGE SHALL HAVE EROSION NETTING INSTALLED.

4. ALL REAR LOT CORNER ELEVATIONS SHALL BE EQUAL TO OR GREATER THAN THE HIGHEST ADJACENT PAD GRADE UNLESS SPECIFICALLY SHOWN ON THESE PLANS AND APPROVED BY ENGINEERING DIVISION.

5. NON-POTABLE WATER SHALL BE SPRAYED ON ALL EXPOSED EARTH SURFACES DURING CLEARING GRADING, EARTH MOVING, AND OTHER SITE PREPARATION ACTIVITIES. THE EXPOSED EARTH SHALL BE WATERED THROUGHOUT THE DAY TO MINIMIZE DUST.

6. TARPAULINS OR OTHER EFFECTIVE COVERS SHALL BE USED ON ALL STOCKPILED EARTH MATERIAL AND ON HAUL TRUCKS TO MINIMIZE DUST.

7. THE CITY SHALL HAVE THE AUTHORITY TO STOP ALL GRADING OPERATIONS, IF, IN OPINION OF CITY STAFF, INADEQUATE DUST CONTROL MEASURES ARE BEING PRACTICED OR EXCESSIVE WIND CONDITIONS CONTRIBUTE TO FUGITIVE DUST EMISSIONS.

8. ADJACENT STREET FRONTAGES SHALL BE SWEPT AT LEAST ONCE A DAY TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE.

10. CONSTRUCTION SHALL STOP IF CULTURAL RESOURCES ARE SUSPECTED. IT IS POSSIBLE THAT PREVIOUS ACTIVITIES HAVE OBSCURED SURFACE EVIDENCE OF CULTURAL RESOURCES. IF SIGNS OF AN ARCHEOLOGICAL SITE, SUCH AS ANY UNUSUAL AMOUNTS OF STONE, BONE, OR SHELL, ARE UNCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL BE HALTED WITHIN 100 FEET OF THE FIND AND THE ROSEVILLE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. THE ARCHEOLOGIST MAY REQUIRE ADDITIONAL MITIGATION.

11. SHOULD GRADING OPERATIONS UNCOVER HAZARDOUS MATERIALS, OR WHAT APPEARS TO BE HAZARDOUS MATERIALS, THE FIRE DEPARTMENT SHALL BE CONTACTED IMMEDIATELY AT (916) 774-5820. THE AREA, WHICH CONTAINS THE

HAZARDOUS MATERIALS, SHALL BE MARKED OFF UNTIL AN INVESTIGATION BY A MEMBER OF THE FIRE DEPARTMENT IS CONDUCTED.

12. GRADES SHOWN OUTSIDE OF THE PUBLIC RIGHT OF WAY WITHIN THE APPROVED GRADING PLAN ARE SUBJECT TO FURTHER REVIEW AND MODIFICATION BY THE BUILDING DIVISION FOR COMPLIANCE WITH THE UNIFORM BUILDING CODE AND STATE OF CALIFORNIA TITLE 24 HANDICAP ACCESSIBILITY REQUIREMENTS.

13. CONTAMINATED SOIL – DEVELOPER AGREES TO PROPERLY ADHERE TO ALL THEN CURRENT STATE AND FEDERAL REQUIREMENTS WHEN ANY EVIDENCE OF TOXIC, HAZARDOUS OR CONTAMINATED SOILS ARE ENCOUNTERED DURING ANY AND ALL EXCAVATION OR GRADING OPERATIONS, AND TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OR ROSEVILLE, ITS OFFICERS, AGENTS AND EMPLOYEES, FROM ANY AND ALL LIABILITY, COSTS, CLAIMS, FEES, FINES, PENALTIES AND CLAIMS OF OR DAMAGE OF ANY TYPE WHATSOEVER. EXTRA COSTS FOR REMEDIATION AND/OR REMOVAL OF SOIL SHALL BE BOURN SOLELY BY THE DEVELOPER. THE PARTIES INTEND THAT THIS PROVISION BE BROADLY CONSTRUED.

NOISE ORDINANCE NOTES:

1. IN ACCORDANCE WITH THE CITY'S NOISE ORDINANCE, THE HOURS OF PROJECT CONSTRUCTION SHALL BE LIMITED TO THE FOLLOWING: 7:00 A.M. TO 7:00 P.M. (MONDAY THROUGH FRIDAY) 8:00 A.M. TO 8:00 P.M. (SATURDAY, SUNDAY, AND HOLIDAYS).

SCALE:

DATE: 7/09/25

100% DRAWINGS

CITY OF ROSEVILLE CALIFORNIA

CWJ #: 500465

PROJECT #: EN25-0170

DESIGN:

DRAWING:

SEAL :

CITY APPROVAL :

REVISIONS

N°	DATE	DESCRIPTION
3	6/16/25	DESIGN ADJUSTMENTS
4	7/9/25	DESIGN ADJUSTMENTS

THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT

201 GIBSON DRIVE, ROSEVILLE, CA, 95678

CITY STANDARD NOTES

C1

SHEET: 02 OF 25

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

JOSHUA RAUL CERVANTES

SCOPE OF WORK SCHEDULE - BASE BID

SYMBOL	DESCRIPTION
	RIVER ROCK COBBLE - APPROX. 3"-6" DIAM.
	3" DEPTH BARK MULCH/PLANTING AREAS
	BURY EV STUBS WITH METALLIC MARKER - CONTRACTOR TO CONFIRM CONDUIT QUANTITIES AND PROVIDE METALLIC MARKERS PER CITY APPROVAL
	CONCRETE PEDESTRIAN "A" PATH
	PEDESTRIAN CASE "C" RAMP
	EXISTING BOULDERS

ADDITIVE ALTERNATES

SYMBOL	DESCRIPTION
	PICKLEBALL COURT CONCRETE ENTRY RAMPS REPLACE RAMPS TO MEET FLUSH WITH PICKLBALL COURT GRADE

CONSTRUCTION NOTES - BASE BID:

1. FURNISH AND INSTALL THREE (3)" WALK ON BARK MULCH AS SHOWN ON PLANS. MOW AND CLEAR EXISTING WEEKS AND APPLY PRE-EMERGENT
   - 1.1. ADDITIONAL BARK MULCH HAS BEEN STOCKPILED ONSITE FOR USE ON THIS PROJECT. USE THIS MATERIAL AS A BASE LAYER OF MULCH
2. FURNISH AND INSTALL A MIX LOW WATER PLANTING AS SHOWN ON PLANS, AND GROUNDCOVER PER PARKS STANDARDS AND SPECIFICATIONS
3. FURNISH AND INSTALL LANDSCAPE ELEMENTS AS SHOWN ON PLANS PER PARKS STANDARDS AND SPECIFICATIONS, WHICH INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   - 3.1. VARIETY OF SIZED BOULDERS
   - 3.2. USE EXISTING BOULDERS LOCATED ON THE NORTH WEST SIDE OF PARKING LOT AS SHOWN ON PLANS
   - 3.3. DRY CREEK COBBLE SURFACING
4. FURNISH AND INSTALL LANDSCAPE IRRIGATION AND EQUIPMENT TO ALL PROPOSED PLANTINGS PER PARKS STANDARDS AND SPECIFICATIONS, PROVIDED IRRIGATION TO CONNECT TO ALL PLANTINGS, CONNECT TO EXISTING POTABLE DOMESTIC AND IRRIGATION MAINLINE
5. BURY EV STUBS EITH METALLIC MARKER AND CAP EXISTING CONDUIT - CONTRACTOR TO CONFIRM CONDUIT QUNATITES AND PROVIDE METALLIC MARKERS PER CITY APPROVAL
6. CONCRETE WALKWAYS - FURNISH AND INSTALL EIGHT (8') WIDE PEDESTRIAN LOAD CONCRETE WALKWAYS PER DEVELOPMENTAL SERVICES STANDARDS AND SPECIFICATIONS.
   - 6.1. CONNECT PROPOSED WALKWAY TO EXISTING PEDESTRIAN CONCRETE RAMP AT THE WEST PEDESTRIAN WALK CONNECTION AS SHOWN ON LAYOUT PLANS.
   - 6.2. CONNECT PROPOSED WALKWAY FLUSH WITH EXISTING DRIVEWAY AT THE EAST PEDESTRIAN WALK CONNECTION AS SHOWN ON LAYOUT PLANS
7. FURNISH AND INSTALL PEDESTRIAN LOAD CASE "C" RAMP PER DEVELOPMENTAL SERVICES STANDARDS AND SPECIFICATIONS

CONSTRUCTION NOTES - ADDITIVE ALTERNATIVES:

ADDITIVE ALTERNATE #1:

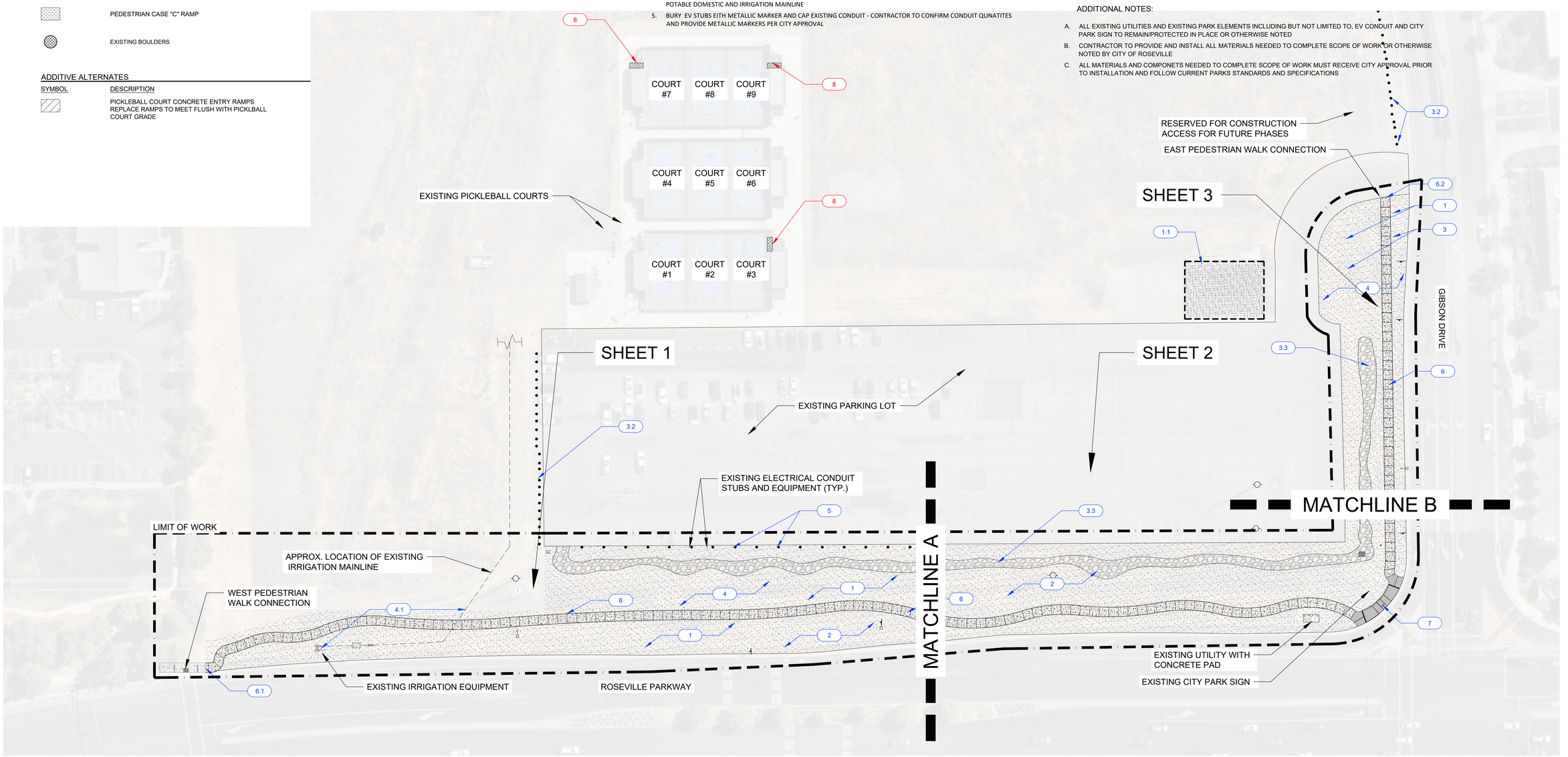
8. REMOVE AND REPLACE THREE (3) CONCRETE ENTRY RAMPS TO MEET FLUSH WITH PICKLEBALL COURT GRADE AT COURTS #3, #7, AND #9 AS SHOWN ON L6 SHEETS. FURNISH AND INSTALL PER PARKS STANDARDS AND SPECIFICATIONS. WIDTH AND LENGTH OF CONCRETE WALKWAY AND CHAIN-LINK FENCING, GATE, AND WINDSCREEN TO BE ADJUSTED OR REPLACED IN KIND.

ADDITIONAL NOTES:

A. ALL EXISTING UTILITIES AND EXISTING PARK ELEMENTS INCLUDING BUT NOT LIMITED TO, EV CONDUIT AND CITY PARK SIGN TO REMAIN/PROTECTED IN PLACE OR OTHERWISE NOTED

B. CONTRACTOR TO PROVIDE AND INSTALL ALL MATERIALS NEEDED TO COMPLETE SCOPE OF WORK OR OTHERWISE NOTED BY CITY OF ROSEVILLE

C. ALL MATERIALS AND COMPONETS NEEDED TO COMPLETE SCOPE OF WORK MUST RECEIVE CITY APPROVAL PRIOR TO INSTALLATION AND FOLLOW CURRENT PARKS STANDARDS AND SPECIFICATIONS



SCALE: 1:40 DATE: 7/09/25 **100% DRAWINGS**	CITY OF ROSEVILLE CALIFORNIA	CWJ #: 500465 PROJECT #: EN25-0170 DESIGN: DRAWING:	SEAL : TARA L. LEGE No. 5466 Exp. April 2026	CITY APPROVAL :	REVISIONS N° DATE DESCRIPTION 3 6/16/25 DESIGN ADJUSTMENTS 4 7/9/25 DESIGN ADJUSTMENTS	**THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT** 201 GIBSON DRIVE, ROSEVILLE, CA, 95678	**SCOPE OF WORK PLAN**	**L1.1** SHEET: 03 OF 25

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

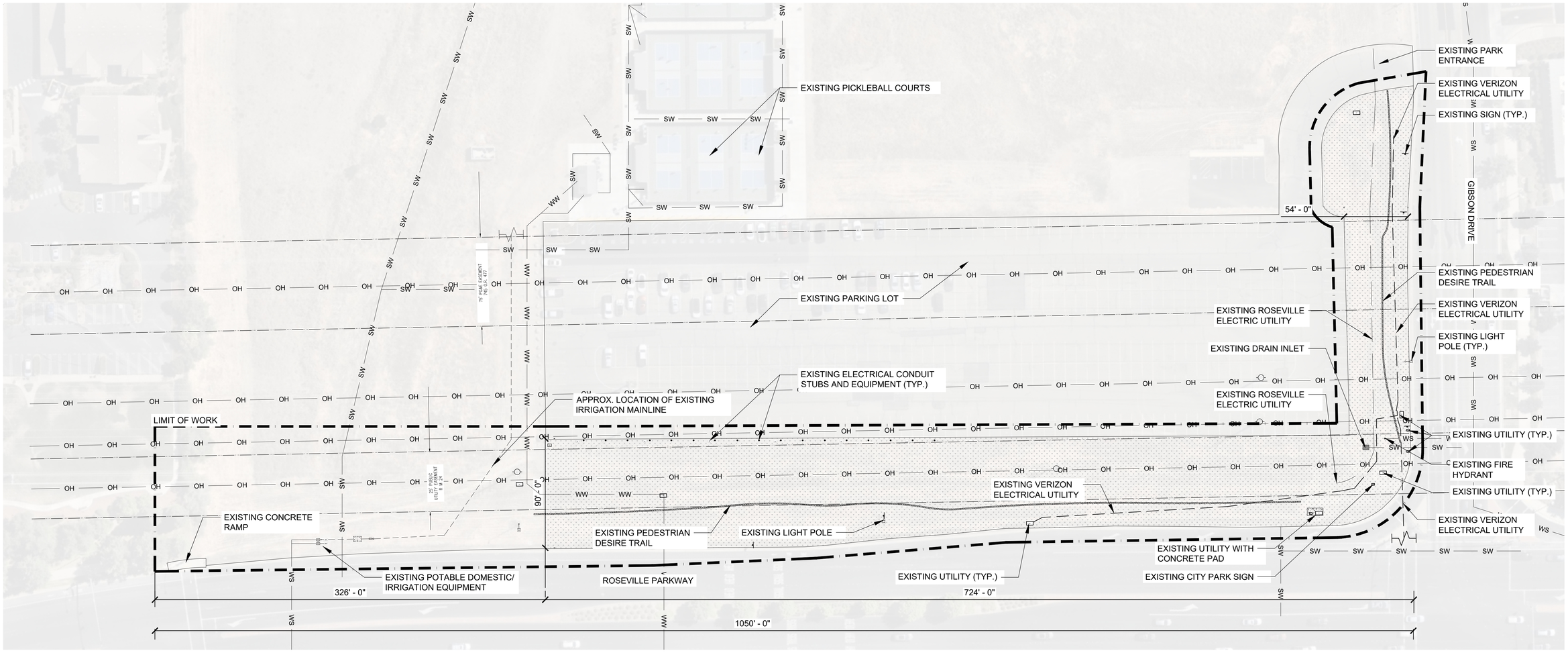
JOSHUA RAUL CERVANTES

LEGEND:

EXISTING LIGHT POLE	EXISTING PIV	EXISTING FLOW SENSOR	EXISTING DOMESTIC WATER METER
EXISTING TRAFFIC LIGHTS	EXISTING IRRIGATION CONTROL VALVE	EXISTING 4" MAINLINE	EXISTING DOMESTIC BACK FLOW PREVENTION
EXISTING CATCH BASIN	EXISTING ELECTRICAL BOX	EXISTING ROSEVILLE ELECTRIC UTILITY EASEMENT	EXISTING CITY SIGN TO REMAIN IN PLACE
EXISTING FIRE HYDRANT	EXISTING UTILITY BOX	EASEMENT LINES	OVER HEAD POWER LINES
EXISTING POWER POLE	EXISTING WATER BOX		WASTE WATER UTILITY LINES
EXISTING POWER POLE ANCHOR	EXISTING BACK FLOW PREVENTION		STORM WATER UTILITY LINES
EXISTING RISERS	EXISTING VAULT		POTABLE DOMESTIC WATER UTILITY LINES
	EXISTING TRANSFORMER		
EXISTING WOOD FENCE	EXISTING TV BOX		
EXISTING SIGN	EXISTING COMMUNICATION BOX		
EXISTING WATER VALVE	EXISTING PEDESTAL BOX		
EXISTING MANHOLE	EXISTING CABINET BOX		
	EXISTING TELEPHONE BOX		
EXISTING TREES	EXISTING WATER METER		
EXISTING SHRUB	EXISTING VEGETATION		
	OVERHEAD LINE		

EXISTING CONDITIONS NOTES:

1. ALL UTILITIES TO REMAIN/PROTECT IN PLACE OR OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO CONFIRM EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. ALL UTILITIES, INCLUDING EXISTING IRRIGATION EQUIPMENT, IS TO BE REPLACED IN KIND, OR OTHERWISE NOTED ON PLANS



SCALE: 1:40
DATE: 7/09/25

100% DRAWINGS

CITY OF ROSEVILLE CALIFORNIA

CWJ #: 500465
PROJECT #: EN25-0170
DESIGN:
DRAWING:

SEAL :

CITY APPROVAL :

REVISIONS		
N°	DATE	DESCRIPTION
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THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

EXISTING CONDITIONS PLAN

L2.1
SHEET: 04 OF 25

JOSHUA RAUL CERVANTES

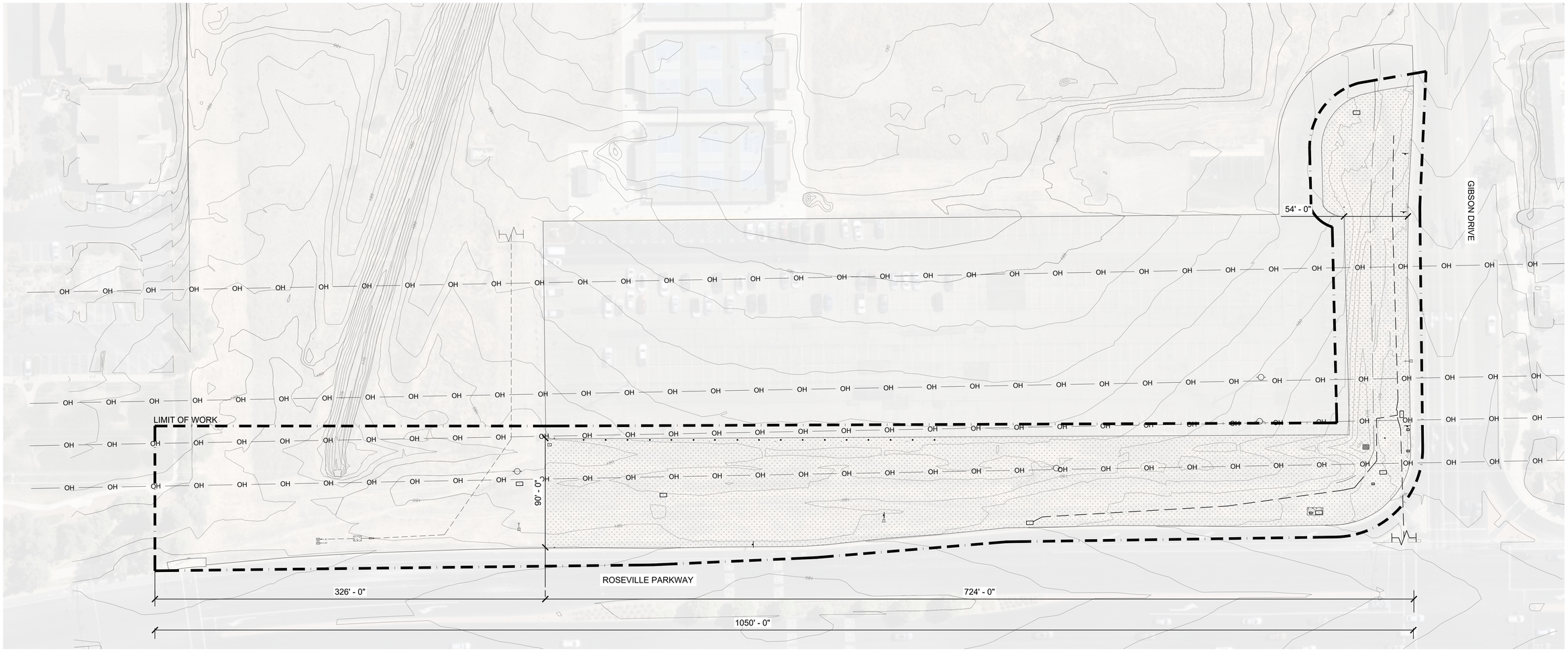
FOR BIDDING ONLY - NOT FOR CONSTRUCTION

LEGEND:

EXISTING LIGHT POLE		EXISTING PIV	FS	EXISTING FLOW SENSOR	DW	EXISTING DOMESTIC WATER METER
EXISTING TRAFFIC LIGHTS	ICV or ICV	EXISTING IRRIGATION CONTROL VALVE		EXISTING 4" MAINLINE	DBFP	EXISTING DOMESTIC BACK FLOW PREVENTION
EXISTING CATCH BASIN	EL	EXISTING ELECTRICAL BOX		EXISTING ROSEVILLE ELECTRIC UTILITY EASEMENT	CS	EXISTING CITY SIGN TO REMAIN IN PLACE
EXISTING FIRE HYDRANT	UT	EXISTING UTILITY BOX		EASEMENT LINES	OH	OVER HEAD POWER LINES
EXISTING POWER POLE	WT	EXISTING WATER BOX			WW	WASTE WATER UTILITY LINES
EXISTING POWER POLE ANCHOR	BFP	EXISTING BACK FLOW PREVENTION			SW	STORM WATER UTILITY LINES
EXISTING RISERS	VLT	EXISTING VAULT			WS	POTABLE DOMESTIC WATER UTILITY LINES
	TFMR	EXISTING TRANSFORMER				
EXISTING WOOD FENCE	TV	EXISTING TV BOX				
EXISTING SIGN	COM	EXISTING COMMUNICATION BOX				
EXISTING WATER VALVE	PED	EXISTING PEDESTAL BOX				
EXISTING MANHOLE	CAB	EXISTING CABINET BOX				
	TEL	EXISTING TELEPHONE BOX				
EXISTING TREES	WM	EXISTING WATER METER				
EXISTING SHRUB		EXISTING VEGETATION				
	OH	OVERHEAD LINE				

EXISTING CONDITIONS NOTES:

1. ALL UTILITIES TO REMAIN/PROTECT IN PLACE OR OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO CONFIRM EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
3. ALL UTILITIES, INCLUDING EXISTING IRRIGATION EQUIPMENT, IS TO BE REPLACED IN KIND, OR OTHERWISE NOTED ON PLANS



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100% DRAWINGS		DESIGN:				3 6/16/25 DESIGN ADJUSTMENTS	
		DRAWING:				4 7/9/25 DESIGN ADJUSTMENTS	

CITY OF ROSEVILLE CALIFORNIA

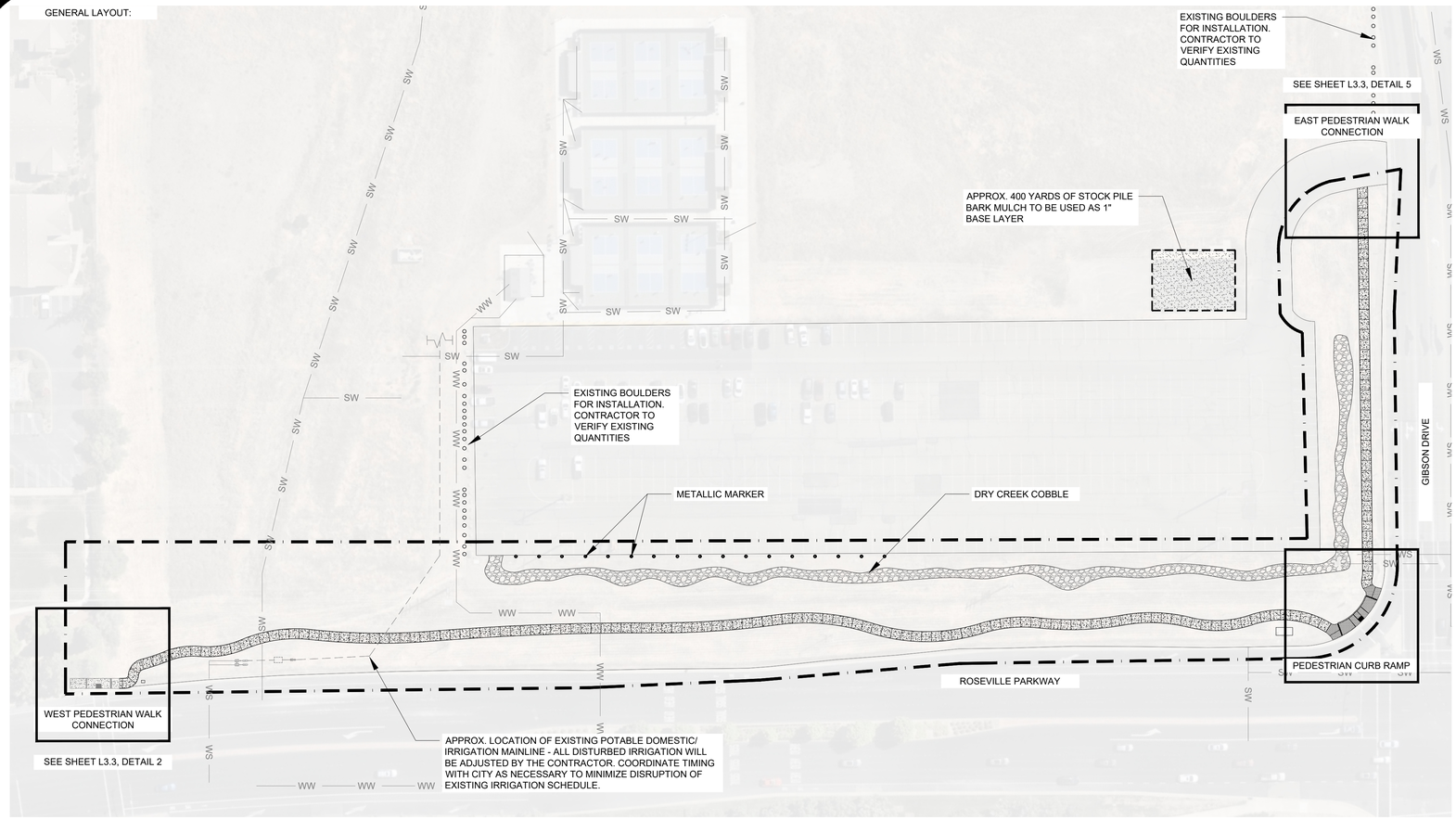
FOR BIDDING ONLY - NOT FOR CONSTRUCTION

THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

EXISTING CONDITIONS PLAN - TOPOGRAPHY

L2.2
SHEET: 05 OF 25

JOSHUA RAUL CERVANTES



MATERIAL AND LAYOUT NOTES:

CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS.
2. ALL CONCRETE FLATWORK SHALL MEET CITY STANDARDS FOR ADA COMPLIANCE. REFER TO DETAIL ON SHEET L3.4.
3. ALL DISTURBED IRRIGATION WILL BE ADJUSTED BY THE CONTRACTOR. COORDINATE TIMING WITH CITY AS NECESSARY TO MINIMIZE DISRUPTION OF IRRIGATION SCHEDULE.
4. ALL CONCRETE PATHS SHALL HAVE A WIDTH AS REFLECTED BY SELECTED ADD ALTERNATES.
5. ALL CONCRETE PATH JOINTS SHALL BE SPACED EQUAL FEET APART TO MATCH WIDTH OF PATH OR OTHERWISE SHOWN ON PLANS. CONTRACTOR TO VERIFY JOINT LAYOUT IN FIELD AND MUST OBTAIN CITY APPROVAL PRIOR TO INSTALLATION.
6. EXISTING IRRIGATION AND UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND WITH NO COST TO THE CITY

GENERAL LAYOUT NOTES

1. CONTRACTOR SHALL EXAMINE RELATED WORK AND SURFACES BEFORE STARTING WORK OF THIS SECTION AND SHOULD REPORT TO THE CITY IN WRITING ANY CONDITIONS WHICH WILL PREVENT THE PROPER PROVISION OF THIS WORK. BEGINNING THE WORK OF THIS SECTION WITHOUT REPORTING UNSUITABLE CONDITIONS CONSTITUTES ACCEPTANCE OF CONDITIONS. ANY REQUIRED REMOVAL, REPAIR OR REPLACEMENT OF THIS WORK CAUSED BY UNSUITABLE CONDITIONS SHALL BE DONE AT NO ADDITIONAL COST TO THE CITY.
2. ALL EARTHWORK, GRADING AND SOIL DELIVERY/REMOVAL IS TO BE PROVIDED BY THE CONTRACTOR, IF APPLICABLE.
3. ALL CONCRETE FINISHES SHALL BE VERIFIED WITH CITY REPRESENTATIVE PRIOR TO INSTALLATION PER PROJECT SPECIFICATIONS.

DRYCREEK SURFACE COBBLE

1. FINISH GRADE VARIES - IMPLEMENT DRYCREEK BEDS / RIVER ROCK COBBLE IN EXISTING SITE DEPRESSIONS AND SWALES WHEREVER POSSIBLE AS SHOWN ON PLANS
2. CONTRACTORS TO LOCALLY SOURCE THE SAME RIVER ROCK COBBLE
3. OVERALL WIDTH OF DRYCREEK BED VARIES - 4-0" MIN - 20"-0" MAX - DRYCREEK BED BE LAID OUT AND APPROVED BY THE CITY PRIOR TO COBBLE INSTALLATION
4. LEAVE 2-0" - 3-0" CLEARANCE BETWEEN EDGE OF HARDSCAPE ELEMENTS, SUCH AS CONCRETE PADS, CURBS, ETC.

EXISTING DESIRE TRAIL, PEDESTRIAN CURB RAMPS, BARK MULCH AND ADDITIVE ALTERNATES

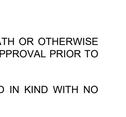
1. CASE "C" CURB RAMPS TO BE CONSTRUCTED AS SHOWN ON PLANS AND PER DEVELOPMENTAL SERVICES STANDARDS AND SPECIFICATIONS.
2. 3" DEPTH BARK MULCH TO MEET THE CRITERIA OF PARK STANDARDS AND SPECIFICATIONS - REFER TO CITY OF ROSEVILLE LATEST EDITION FOR TYPE, AND PLANS FOR LOCATION. USE APPROX. 400 YARDS OF EXISTING BARK MULCH STOCK PILE AS BASE LAYER FOR BARK MULCH INSTALLATION
3. CONTRACTOR MUST OBTAIN AN APPROVED TRAFFIC CONTROL PLAN AND COPY OF APPROVED ENCROACHMENT PERMIT FROM PROJECT MANAGER PRIOR TO PERFORMING ANY WORK WITHIN, BUT NOT LIMITED TO, THE RIGHT AWAY OF ROSEVILLE PARKWAY AND GIBSON DRIVE. REFER TO PARKS STANDARDS AND SPECIFICATIONS FOR ADDITIONAL DETAIL.
4. CONTRACTOR TO REFER TO MOST UP TO-DATE CITY OF ROSEVILLE DESIGN AND CONSTRUCTION STANDARDS FOR DETAILS REGARDING CURB RAMPS AND TRUNCATED DOMES. REFER TO DETAILS ST-17, ST-27, ST-35.

MATERIAL AND LAYOUT SCHEDULE

SYMBOL	DESCRIPTION	CODE	DETAIL REFERENCE
	RIVER ROCK COBBLE - APPROX. 3"-6" DIAM. - TO BE SUPPLIED BY CONTRACTOR - REFER TO PARKS STANDARDS AND SPECIFICATIONS FOR TYPE	-	1 / L3.4
	3" DEPTH BARK MULCH/PLANTING AREAS - REFER TO PARKS STANDARDS AND SPECIFICATIONS FOR TYPE - USE EXISTING STOCK PILE AS BASE LAYER AS SHOWN REFER TO PLANS FOR PLACEMENT	-	-
	BURY EV STUBS WITH METALLIC MARKER - CONTRACTOR TO CONFIRM CONDUIT QUANTITIES AND PROVIDE METALLIC MARKERS PER CITY APPROVAL	-	-
	CONCRETE PEDESTRIAN 8' PATH - REFER TO DEVELOPMENTAL SERVICES STANDARDS AND SPECIFICATIONS FOR TYPE - REFER TO PLANS FOR PLACEMENT	-	2 / L3.4
	PEDESTRIAN CASE "C" RAMP - REFER TO DEVELOPMENTAL SERVICES STANDARDS FOR TYPE - REFER TO PLANS FOR LOCATION	-	1 / L3.3

XX = QUANTITY
# = LANDSCAPE ELEMENT VARIETY
X = DETAIL #
XX = SHEET #

BOULDER SCHEDULE

SYMBOL			
SIZE	1'L X 1'W X 1'D	2'L X 2'W X 2'D	3'LX 3'W X 3'D
QUANTITY	13	12	14
CODE	SB	MB	LB

USE EXISTING BOULDERS LOCATED ON THE NORTH WEST AND EAST EDGE OF PARKING AS SHOWN ON GENERAL LAYOUT, L3.0. UPON CITY APPROVAL CONTRACTOR TO VERIFY QUANTITIES. BOULDERS SHALL BE GRANITE AND TO MATCH SIMILAR PROPERTIES TO DRY CREEK COBBLE, INCLUDING BUT NOT LIMITED TO COLOR AND TEXTURE. CONTRACTOR TO MUST OBTAIN CITY APPROVAL TO TYPE, SIZE, AND LOCATION, ***PRIOR*** TO INSTALLATION. CONTRACTORS SHALL INSTALL BOULDERS PER PARKS STANDARDS AND SPECIFICATIONS.

SCALE:
DATE: 7/09/25
100% DRAWINGS

CITY OF ROSEVILLE CALIFORNIA

CWJ #: 500465
PROJECT #: EN25-0170
DESIGN:
DRAWING:

SEAL : TARA L. LUCE, No. 5897, Exp. April 30, 2026, LANDSCAPE, STATE OF CALIFORNIA

CITY APPROVAL :

REVISIONS

N°	DATE	DESCRIPTION
3	6/16/25	DESIGN ADJUSTMENTS
4	7/9/25	DESIGN ADJUSTMENTS

THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

MATERIAL AND LAYOUT NOTES

L3.0
SHEET: 06 OF 25

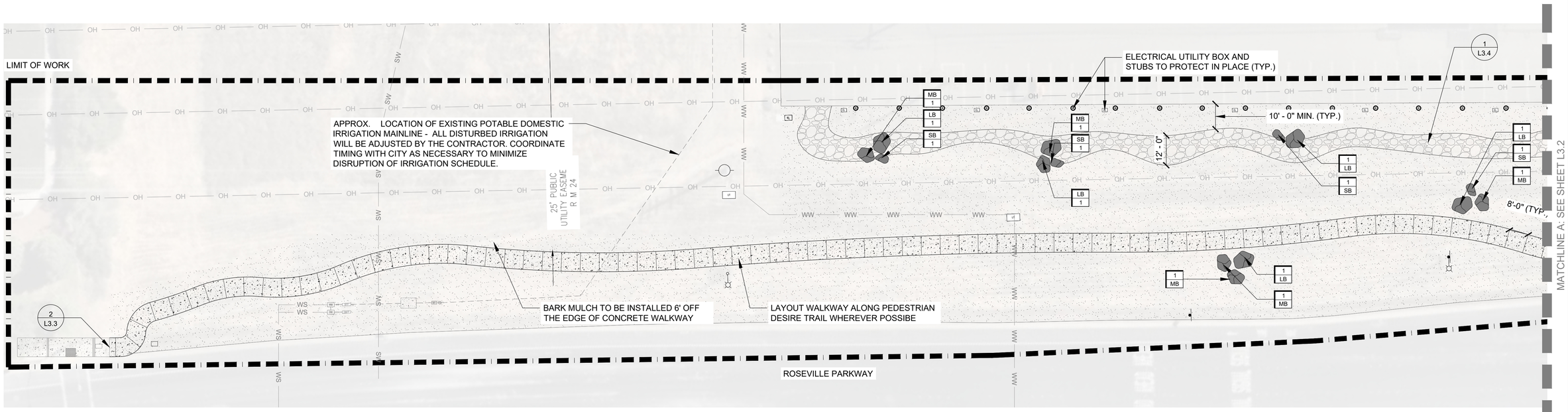
FOR BIDDING ONLY - NOT FOR CONSTRUCTION

JOSHUA RAUL CERVANTES

MATERIAL AND LAYOUT SCHEDULE

SYMBOL	DESCRIPTION	CODE	DETAIL REFERENCE
	RIVER ROCK COBBLE - APPROX. 3"-6" DIAM. - TO BE SUPPLIED BY CONTRACTOR - REFER TO PARKS STANDARDS AND SPECIFICATIONS FOR TYPE	-	1 / L3.4
	3" DEPTH BARK MULCH/PLANTING AREAS - REFER TO PARKS STANDARDS AND SPECIFICATIONS FOR TYPE - USE EXISTING STOCK PILE AS BASE LAYER AS SHOWN REFER TO PLANS FOR PLACEMENT	-	-
	BURY EV STUBS WITH METALLIC MARKER - CONTRACTOR TO CONFIRM CONDUIT QUANTITIES AND PROVIDE METALLIC MARKERS PER CITY APPROVAL	-	-
	CONCRETE PEDESTRIAN 8' PATH - REFER TO DEVELOPMENTAL SERVICES STANDARDS AND SPECIFICATIONS FOR TYPE - REFER TO PLANS FOR PLACEMENT	-	2 / L3.4
	PEDESTRIAN CASE "C" RAMP - REFER TO DEVELOPMENTAL SERVICES STANDARDS FOR TYPE - REFER TO PLANS FOR LOCATION	-	1 / L3.3

QUANTITY
LANDSCAPE ELEMENT VARIETY
DETAIL #
SHEET #



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100% DRAWINGS	DESIGN:			3 / 6/16/25 / DESIGN ADJUSTMENTS	
	DRAWING:			4 / 7/9/25 / DESIGN ADJUSTMENTS	

CITY OF ROSEVILLE CALIFORNIA

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THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

MATERIAL AND LAYOUT PLAN

L3.1

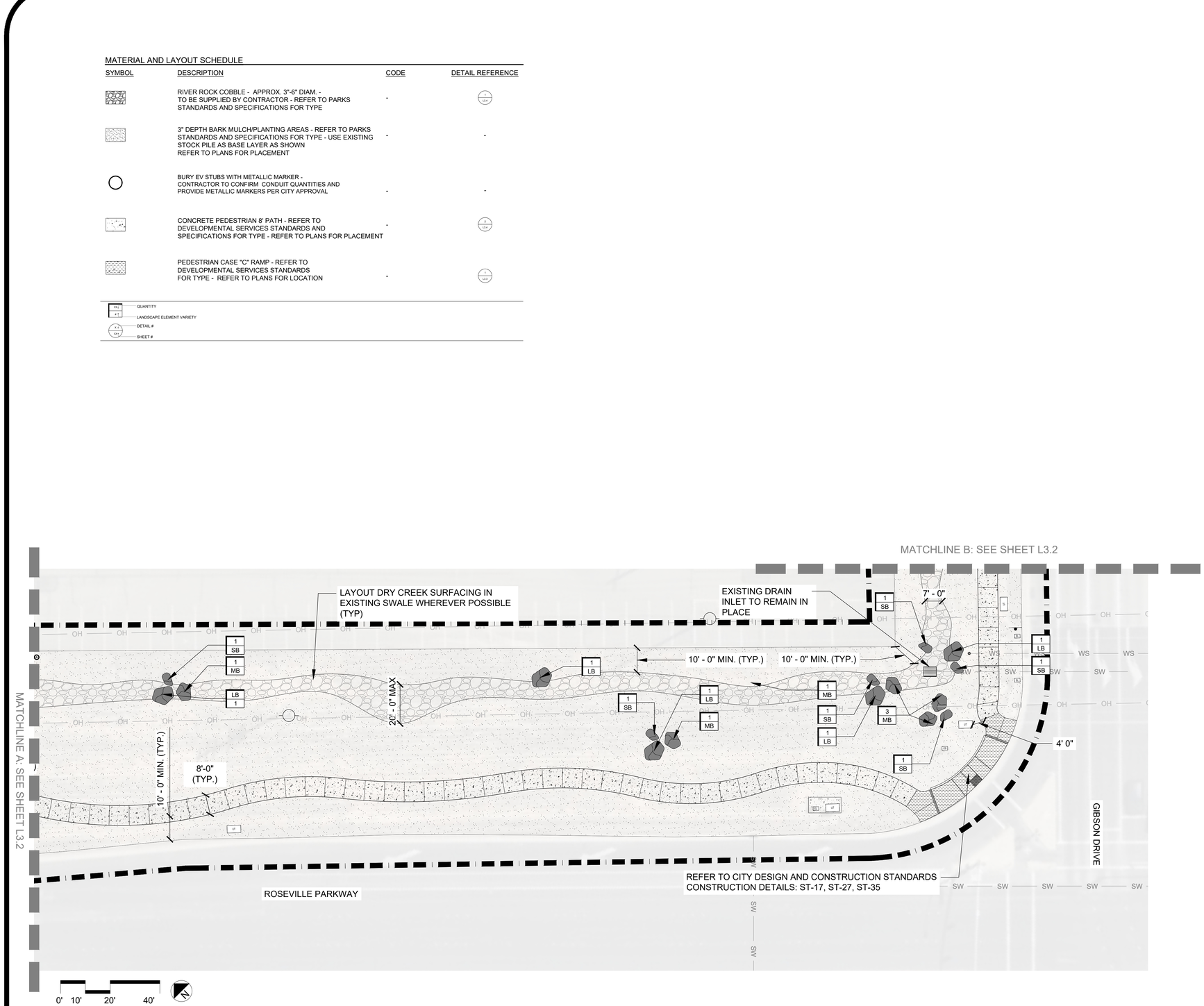
SHEET: 07 OF 25

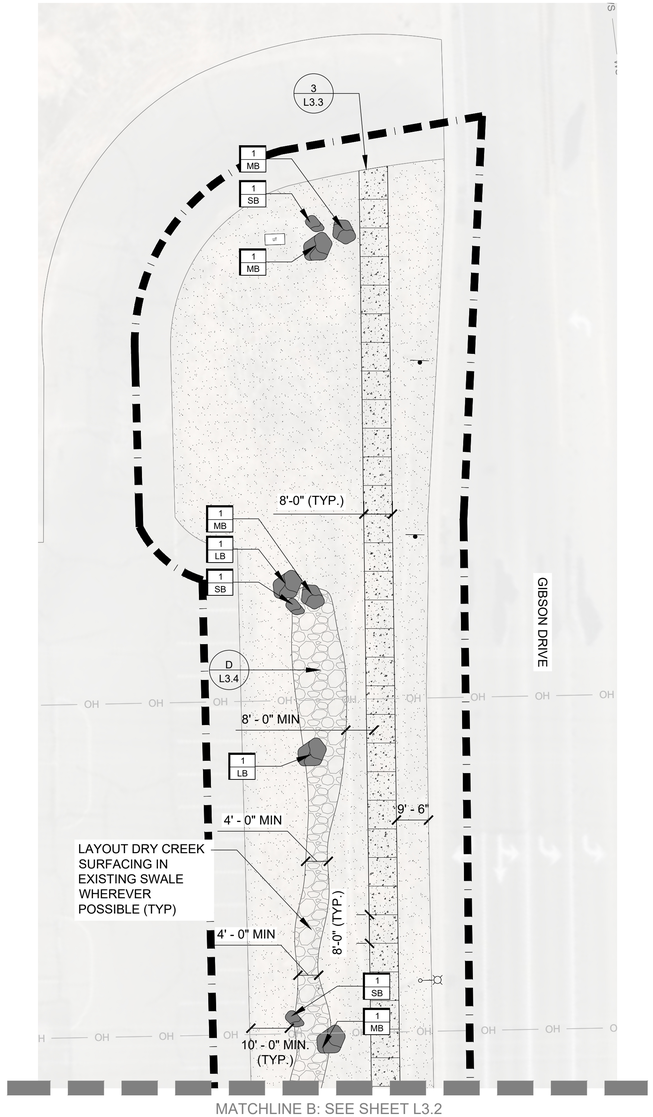
JOSHUA RAUL CERVANTES

MATERIAL AND LAYOUT SCHEDULE

SYMBOL	DESCRIPTION	CODE	DETAIL REFERENCE
	RIVER ROCK COBBLE - APPROX. 3"-6" DIAM. - TO BE SUPPLIED BY CONTRACTOR - REFER TO PARKS STANDARDS AND SPECIFICATIONS FOR TYPE	-	1 / L3.4
	3" DEPTH BARK MULCH/PLANTING AREAS - REFER TO PARKS STANDARDS AND SPECIFICATIONS FOR TYPE - USE EXISTING STOCK PILE AS BASE LAYER AS SHOWN REFER TO PLANS FOR PLACEMENT	-	-
	BURY EV STUBS WITH METALLIC MARKER - CONTRACTOR TO CONFIRM CONDUIT QUANTITIES AND PROVIDE METALLIC MARKERS PER CITY APPROVAL	-	-
	CONCRETE PEDESTRIAN 8' PATH - REFER TO DEVELOPMENTAL SERVICES STANDARDS AND SPECIFICATIONS FOR TYPE - REFER TO PLANS FOR PLACEMENT	-	3 / L3.4
	PEDESTRIAN CASE "C" RAMP - REFER TO DEVELOPMENTAL SERVICES STANDARDS FOR TYPE - REFER TO PLANS FOR LOCATION	-	1 / L3.3

XX.X — QUANTITY
X' — LANDSCAPE ELEMENT VARIETY
X.X / XXX — DETAIL # / SHEET #





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CITY OF ROSEVILLE CALIFORNIA

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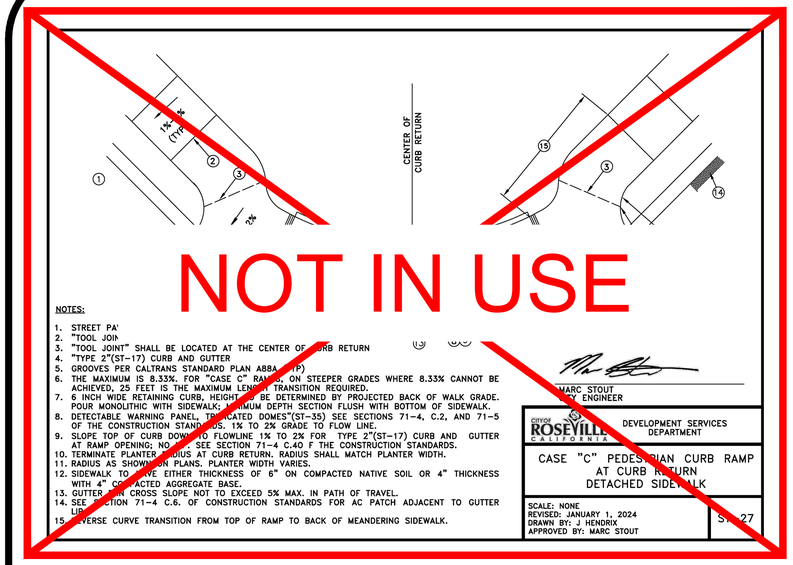
THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

MATERIAL AND LAYOUT PLAN

L3.2
SHEET: 08 OF 25

JOSHUA RAUL CERVANTES



NOT IN USE

NOTES:

1. STREET PA'
2. "TOOL JOI
3. "TOOL JOINT" SHALL BE LOCATED AT THE CENTER OF CURB RETURN
4. "TYPE 2"(ST-17) CURB AND GUTTER
5. GROOVES PER CALTRANS STANDARD PLAN A88A (TYP)
6. THE MAXIMUM IS 8.33%. FOR "CASE C" RAMPS ON STEEPER GRADES WHERE 8.33% CANNOT BE ACHIEVED, 25 FEET IS THE MAXIMUM LENGTH OF TRANSITION REQUIRED.
7. 6 INCH WIDE RETAINING CURB, HEIGHT TO BE DETERMINED BY PROJECTED BACK OF WALK GRADE. POUR MONOLITHIC WITH SIDEWALK; MINIMUM DEPTH SECTION FLUSH WITH BOTTOM OF SIDEWALK.
8. DETECTABLE WARNING PANEL, TRUNCATED DOMES"(ST-35) SEE SECTIONS 71-4, C.2, AND 71-5 OF THE CONSTRUCTION STANDARDS. 1% TO 2% GRADE TO FLOW LINE.
9. SLOPE TOP OF CURB DOWN TO FLOWLINE 1% TO 2% FOR TYPE 2"(ST-17) CURB AND GUTTER AT RAMP OPENING; NO LIP. SEE SECTION 71-4 C.40 F THE CONSTRUCTION STANDARDS.
10. TERMINATE PLANTER RADIUS AT CURB RETURN. RADIUS SHALL MATCH PLANTER WIDTH.
11. RADIUS AS SHOWN ON PLANS. PLANTER WIDTH VARIES.
12. SIDEWALK TO HAVE EITHER THICKNESS OF 6" ON COMPACTED NATIVE SOIL OR 4" THICKNESS WITH 4" COMPACTED AGGREGATE BASE.
13. GUTTER PAN CROSS SLOPE NOT TO EXCEED 5% MAX. IN PATH OF TRAVEL.
14. SEE SECTION 71-4 C.6. OF CONSTRUCTION STANDARDS FOR AC PATCH ADJACENT TO GUTTER LIP.
15. REVERSE CURVE TRANSITION FROM TOP OF RAMP TO BACK OF MEANDERING SIDEWALK.

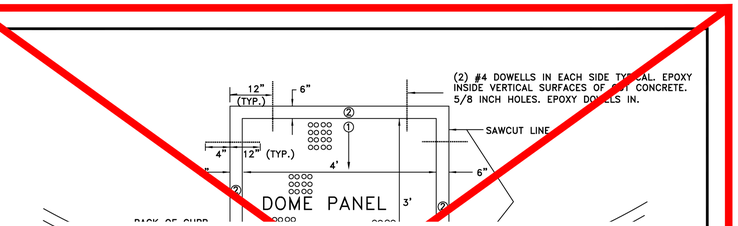
MARC STOUT
CITY ENGINEER

CITY OF ROSEVILLE CALIFORNIA — DEVELOPMENT SERVICES DEPARTMENT

CASE "C" PEDESTRIAN CURB RAMP AT CURB RETURN DETACHED SIDEWALK

SCALE: NONE
REVISED: JANUARY 1, 2024
DRAWN BY: J HENDRIX
APPROVED BY: MARC STOUT

ST-27



NOT IN USE

NOTES:

1. PRIOR TO RETROFITTING TRUNCATED DOME PANEL, ASSURE GRADES CONFORM TO CITY REQUIREMENTS.
2. ALL CONCRETE SHALL BE "MINOR CONCRETE" AS DEFINED IN SECTION 71-5B OF THESE STANDARDS.

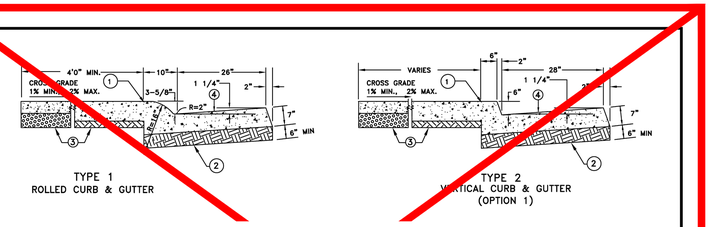
RHON HERNDON
PUBLIC WORKS DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — DEPARTMENT OF PUBLIC WORKS

DETECTABLE WARNING (TRUNCATED DOME PANEL) RETROFIT OR REPLACEMENT

SCALE: NONE
REVISED: JANUARY 1, 2010
DRAWN BY: J MCKINNEY
APPROVED BY: RHON HERNDON

ST-35



NOT IN USE

SEE SECTION 71-4.C.3. (CONSTRUCTION STANDARDS)

LEGEND:

1. SCORE MARK, 1/8" DEEP
2. NATIVE OR MINIMUM 4" AGGREGATE BASE UNDERNEATH CURB AND GUTTER.
3. ALL SIDEWALK HAS OPTION OF 4" CONCRETE ON 4" AGGREGATE BASE, IN LIEU OF 6" CONCRETE ON NATIVE.
4. GUTTER PAN CROSS SLOPE NOT TO EXCEED 5% MAX, OR BE LESS THAN 4%.

NOTES:

A. ALL CONCRETE SHALL BE "MINOR CONCRETE" AS DEFINED IN SECTION 71-5B OF THESE STANDARDS.
B. SEE SECTION 71-4 C OF THE CITY CONSTRUCTION STANDARDS FOR FINISH AND JOINTS.
C. ALL ADJOINING SIDEWALK, CURB AND GUTTER SHALL BE POURED MONOLITHIC.
D. SUBGRADE AND/OR AGGREGATE BASE PROCESSED TO 95% RELATIVE COMPACTION.

MARC STOUT
CITY ENGINEER

CITY OF ROSEVILLE CALIFORNIA — DEVELOPMENT SERVICES DEPARTMENT

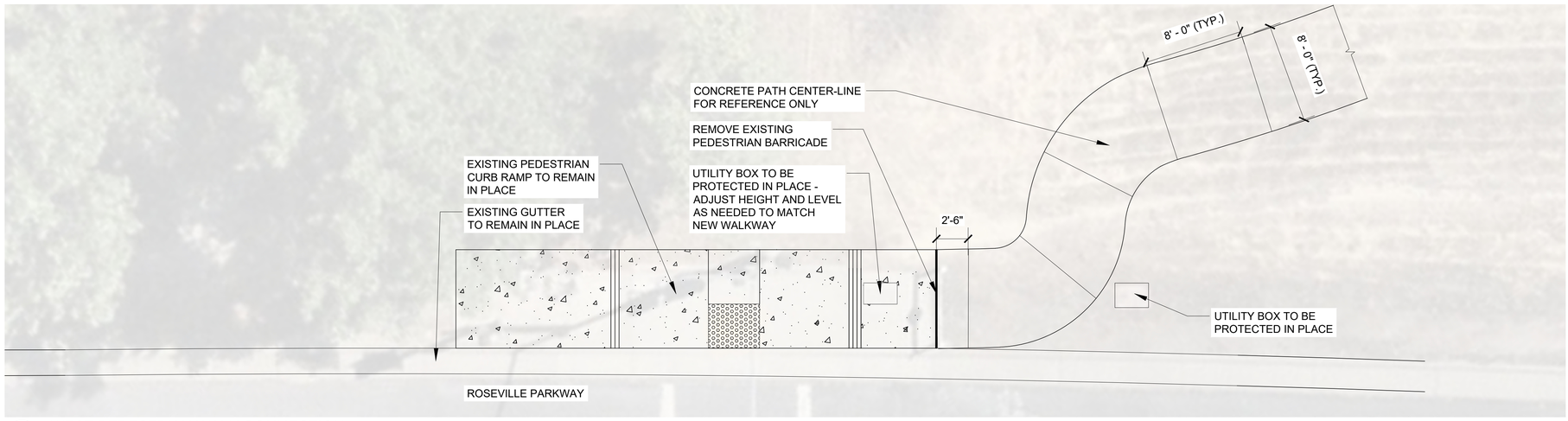
TYPE 1 AND 2 CURB AND GUTTER WITH SIDEWALK

SCALE: NONE
REVISED: FEBRUARY 1, 2020
DRAWN BY: J HENDRIX
APPROVED BY: MARC STOUT

ST-17

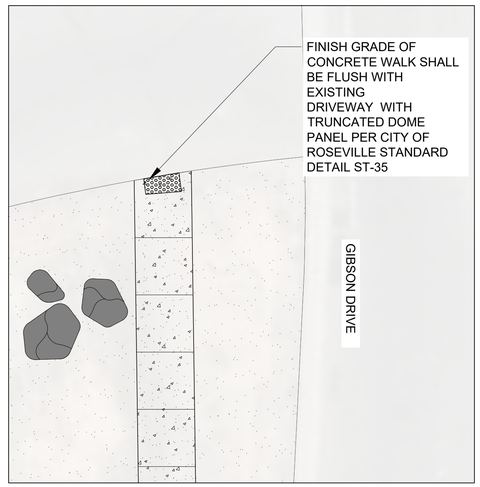
0 CITY STANDARD DETAILS - ADD ALT #1 - NOT IN USE.

SCALE - 1:5



2 WEST PEDESTRIAN WALK CONNECTION

SCALE - 1:5



3 EAST PEDESTRIAN WALK CONNECTION

SCALE - 1:5

SCALE:		CWJ #: 500465	SEAL :	CITY APPROVAL :	REVISIONS		
DATE: 7/09/25		PROJECT #: EN25-0170			N°	DATE	DESCRIPTION
100% DRAWINGS	CITY OF ROSEVILLE CALIFORNIA	DESIGN:			3	6/16/25	DESIGN ADJUSTMENTS
		DRAWING:			4	7/9/25	DESIGN ADJUSTMENTS

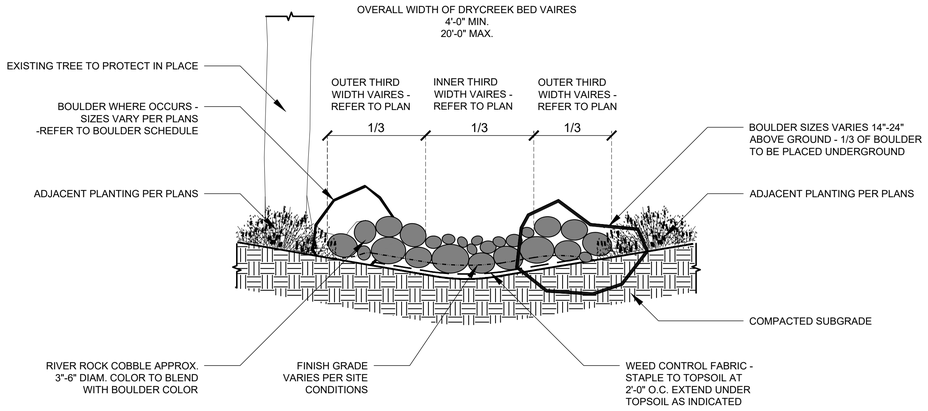
FOR BIDDING ONLY - NOT FOR CONSTRUCTION

THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

MATERIAL AND LAYOUT DETAILS

L3.3
SHEET: 09 OF 25

JOSHUA RAUL CERVANTES



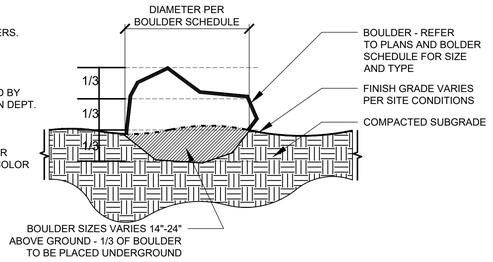
NOTES:

A. FINISH GRADE VARIES - IMPLEMENT BOULDERS 1/3 UNDERGROUND PER PLAN

B. CONTRACTOR TO LOCALLY SOURCE BOULDERS. USE EXISTING CITY STOCK PILE UPON CITY APPROVAL

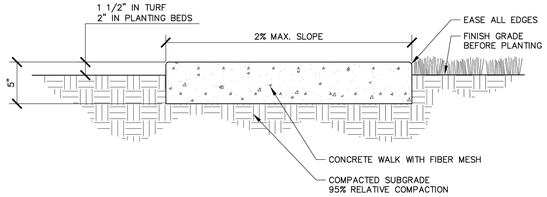
C. BOULDER COLOR AND SIZE TO BE APPROVED BY CITY OF ROSEVILLE PARKS AND RECREATION DEPT. PRIOR TO CONSTRUCTION

D. BOULDERS: SIZES VARY - REFER TO BOULDER SCHEDULE FOR TYPE AND SIZE - BOULDER COLOR TO MATCH RIVER ROCK COBBLE



1 DRYCREEK COBBLE SURFACING AND BOULDER INSTALLATION

N.T.S.



JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

NOTES

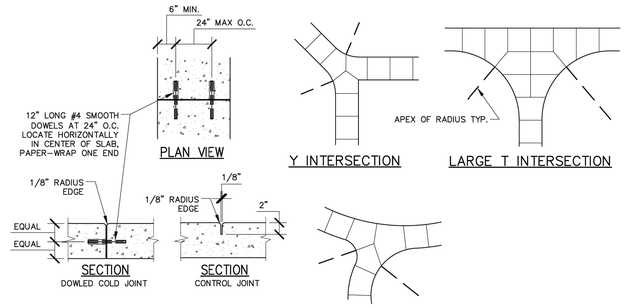
1. PROVIDE CONROL JOINTS 2" DEEP AT INTERVALS THE WIDTH OF THE WALK.
2. MEDIUM BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL UNLESS OTHERWISE SPECIFIED.
3. ALL FLATWORK, INCLUDING SIDEWALKS SHALL MEET ADA COMPLIANCE. RUNNING LENGTH SHALL HAVE A 5% MAX SLOPE WITH A 2% CROSS SLOPE

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

CONCRETE PAVING

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–PA–2



JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

NOTES

1. CONTROL JOINTS SHALL NOT DIVIDE CONCRETE INTO SHAPES CONTAINING AN INTERIOR ANGLE OF 45 DEGREES OR LESS.
2. JOINTS SHALL BE SPACED EQUAL TO THE WIDTH OF THE PATH. EXAMPLE: A 10 FT. WIDE PATH SHALL HAVE JOINTS SPACED AT 10 FT. O.C.
3. EXPANSION JOINTS SHALL BE PLACED WHERE VERTICAL ELEMENTS MEET HORIZONTAL PAVING UNLESS OTHERWISE NOTED ON THE PLANS. THESE ELEMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   - PLAY AREA CURB WALLS
   - BUILDINGS
   - SHADE STRUCTURES
   - WALLS
   - VERTICAL PLANTERS

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

CONCRETE JOINTS

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–PA–3

2 CITY STANDARD DETAILS

NTS

SCALE:		CWJ #:	500465	SEAL :	CITY APPROVAL :	REVISIONS	
DATE:	7/09/25	PROJECT #:	EN25-0170			N° DATE DESCRIPTION	
100% DRAWINGS		DESIGN:				3 6/16/25 DESIGN ADJUSTMENTS	
		DRAWING:				4 7/9/25 DESIGN ADJUSTMENTS	

THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

MATERIAL AND LAYOUT DETAILS

L3.4

SHEET: 10 OF 25

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

JOSHUA RAUL CERVANTES

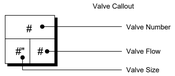
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	40	25	L4.5 - PK - 8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER, 5 GPM-20 GPM. INSTALL PER PARKS STANDARD DETAIL PK-13. ALL VALVES ON 3" AND LARGER MAINLINE REQUIRE SADDLE TAP FITTINGS.	6	L4.4 - PK - IR -12
P	DRIP LINE FLUSHING VALVE VALVE SHALL BE SCHEDULE 40 PVC BALL VALVE WITH BRASS HOSE THREAD ADAPTER. INSTALL PER PARKS STANDARD DETAIL PK-16	26	L4.4 - PK - IR-15
A	NETAFIM 65ARIA075 3/4IN. MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN SUBSURFACE SYSTEMS. ON SLOPING TERRAIN TO PREVENT COLLAPSING OF PIPES. UV RESISTANT. MAXIMUM PRESSURE: 150 PSI.	5	L4.5 - 4
I	DRIP OPERATION INDICATOR DRIP SYSTEM OPERATOIN INDICATOR, RAINBIRD 1812 12" POP UP WITH A 4 VAN NOZZLE SET TO 0 DEGREE PATTERM. INSTALL PER PARKS STANDARD DETAIL PK-16	25	L4.4 - PK - IR-15
	AREA TO RECEIVE DRIPLINE - INSTALL ON GRADE WITH 2" COVER. REFER TO PARK SPECIFICATIONS FOR TYPE. NETAFIM TLHCVXR-CS-053-18 TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	12,450 LF	L4.5 - 1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	2	L4.6 - PK - IR-14
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE SHALL BE LINED SIZED PER PLANS. VALVES 3" AND SMALLER SHALL BE NIBCO T-113-LF	2	
C	EXISTING IRRIGATION CONTROLLER CALSENSE CONVENTIONAL TOP ENTRY PEDESTAL STAINLESS STEEL CONTROLLER. CONTROLLER ASSEMBLY INCLUDES: CS3000 48 STATION CONTROLLER CS3-8STA-KIT, CS3-MSSE-KIT CS3-LR CALSENSE RADIO CS3-SS1 ENCLOSURE WITH CS3000 TRANSIENT PROTECTION, TP-110 AC LINE PROTECTION, LR-STUBBY WITH 2-FOOT CABLE, ON/OFF SWITCH AND GFI OUTLET INSIDE CLOSURE CONTRACTOR TO COORDINATE WITH CITY OF ROSEVILLE TO ADD ADDITIONAL STATIONS TO EXISTING CONTROLLER.	1	
POC	POINT OF CONNECTION 4" POINT OF CONNECTION AT EXISTING MAINLINE. CONTRACTOR TO VERIFY LOCATION OF MAINLINE, AVAILABLE PRESSURE, AND FLOW AT POINT OF CONNECTION PRIOR TO CONSTRUCTION.	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	2,919 LF	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	106.7 LF	
	IRRIGATION MAINLINE: PVC CLASS 200 3" MAINLINE 3" AND LARGER - CLASS 200 PVC PIPE RUBBER GASKETED PIPE AT 24" DEPTH. MAINLINE TO BE PLACE 24" FROM EDGE OF HARDSCPAE PER PLAN.	973.2 LF	
	PIPE SLEEVE: SCH 40 PVC 1120-1220	72.8 LF	
	DRIP LINE SUPPLY HEADER	-	
	DRIP LINE EXHAUST	-	
	IRRIGATION MAINLINE CAP CAP AS SHOWN ON PLANS FOR FUTURE USE	1	
	QUICK COUPLING VALVE RAIN BIRD 44-LRC: 1", 2 PIECE BODY WITH 44-K KEY AND SH-1 HOSE SWIVEL. INSTALLED IN LANDSCAPE AREAS	4	L4.6 - PK - IR-13

Valve Callout



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PIPE	WIRE	DESIGN PSI	PSI	PSI @ POC	PRECIP
C5	RAIN BIRD PEB	1"	BUBBLER	14	1,024	521.7	25	31.6		1.76 in/h
C6	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	14.59	692.1	526.5	30	52.0		0.38 in/h
C7	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	12.85	273.6	530.7	30	48.6		0.38 in/h
C8	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	20.72	410.1	534.8	30	62.2		0.38 in/h
C9	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	2.1	46.2	900.3	30	37.1		0.38 in/h
C10	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	4.69	364.7	1,119	30	37.3		0.38 in/h
C11	RAIN BIRD PEB	1"	BUBBLER	6	179.2	1,117	25	27.1		1.76 in/h
C12	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIPLINE	18.09	35.5	1,105	30	53.9		0.38 in/h
	Common Wire					973.2				

POINT OF CONNECTION NOTES:

1. CONTRACTOR SHALL INVESTIGATE AND DETERMINE THE POINT OF CONNECTION LOCATION. IF DIFFERENT THAN SHOWN ON THESE PLANS THIS SHALL BE REPORTED TO THE CITY.
2. THE CONTRACTOR IS TO PERFORM PRESSURE TESTS AT THE POINT OF CONNECTION TO CONFIRM ACTUAL SITE PRESSURE LEVELS. ANY DISCREPANCIES BETWEEN INFORMATION ON THESE PLANS AND THAT OF EXISTING SITE CONDITIONS AND MANUFACTURER DATA ARE TO BE REPORTED TO THE CITY. FAILURE TO CONFIRM POC INFORMATION RESULTING IN REQUIRED CHANGES, DUE TO LOW PRESSURE OR VOLUME, WILL RESULT IN CITY DIRECTED REVISIONS AT NO ADDITIONAL COST TO THE CITY.

PVC PIPING NOTES:

1. PIPING AND EQUIPMENT LAYOUT IS SHOWN SCHEMATICALLY FOR VISUAL CLARITY. MAINLINES SHOULD BE LOCATED 24" - 48" OFF ADJACENT PAVEMENT OR OTHER OBSTACLES. PIPE SIZES SHALL BE INSTALLED PER PLANS. SMALLER PIPE SIZE SUBSTITUTIONS ARE NOT ACCEPTABLE; LARGER PIPE SIZES MAY BE APPROVED. SOLVENT WELD FITTINGS FOR MAINLINES 2" AND LARGER SHALL BE SCHEDULE 40 PVC. ALL THREADED FITTINGS SHALL BE SCHEDULE 80 PVC.

IRRIGATION NOTES:

1. ANY AND ALL PORTIONS OF THIS WORK ARE TO BE CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS AS SET FORTH BY THE CITY OF ROSEVILLE, STATE AND NATIONAL AGENCIES. IN THE EVENT THERE IS A CONFLICT WITH THESE PLANS AND THE AGENCIES STATED ABOVE, THE GOVERNING BODY'S REGULATIONS SHALL PREVAIL
2. ALL EXISTING IRRIGATION AND UTILITIES THAT ARE DAMAGED DURING CONSTRUCTED ARE TO BE REPLACED IN KIND WITH NO EXPENSE TO THE CITY
3. THE IRRIGATION SYSTEM AS SHOWN WITHIN THESE PLANS HAS BEEN DESIGNED BASED ON OPERATING PRESSURES OF 50 PSI. THE CITY REPORTS THAT STATIC WATER PRESSURES AT THE SITE IS APPROXIMATELY (85) PSI.
4. PRIOR TO BIDDING OF SITE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR AND EXAMINE CONDITIONS OF THE PROJECT SITE. PRIOR TO COMMENCEMENT OF SITE WORK VERIFYING LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES. LOCATIONS OF ITEMS SHOWN ON THESE PLANS ARE ONLY APPROXIMATIONS. ANY DISCREPANCIES DISCOVERED SHALL BE REPORTED TO THE CITY. FAILURE TO REPORT DISCREPANCIES TO THE CITY BEFORE COMMENCEMENT OF SITE WORK IMPLIES ACCEPTANCE OF SITE CONDITIONS AND COSTS ASSOCIATED WITH CORRECTING IRRIGATION LAYOUTS.
5. ANY EXISTING SITE FEATURES, GRADE CHANGES, OR SITE PLAN DESIGN CHANGES NOT SPECIFICALLY ADDRESSED ON THESE PLANS, (OR UNKNOWN CONDITIONS THAT WERE NOT APPARENT DURING THE DESIGN PROCESS) THAT WILL IMPACT INSTALLATION OR OPERATING OF IRRIGATION SYSTEMS IN ANY WAY, SHALL BE REPORTED TO THE CITY PRIOR TO COMMENCEMENT OF SITE WORK.
6. INSTALL IRRIGATION EQUIPMENT PER DETAILS AND SPECIFICATIONS. ALL IRRIGATION EQUIPMENT REQUIRED FOR PROJECT COMPLETION BUT NOT DETAILED ON THESE PLANS SHALL BE INSTALLED PER LOCAL AND STATE CODES AND MANUFACTURER'S WRITTEN INSTALLATION RECOMMENDATIONS.
7. THE CONTRACTOR SHALL REPAIR, REPLACE OR COMPENSATE CITY FOR ALL ITEMS DAMAGED BY HIS/HER WORK.
8. CONTACT CITY CONSTRUCTION INSPECTOR TO SCHEDULE A IRRIGATION INSPECTION AND RECEIVE ACCEPTANCE BY CITY BEFORE BACKFILLING TRENCHES.
9. ALL MATERIALS AND INSTALLATIONS TO BE IN COMPLIANCE WITH CITY OF ROSEVILLE STANDARD SPECIFICATIONS, LATEST EDITION.
10. THIS PLAN IS DIAGRAMMATIC. ALL IRRIGATION HEADS AND PIPING SHALL BE LOCATED IN PLANTING AREAS WHENEVER POSSIBLE.
11. FLUSH AND ADJUST ALL VALVES AND HEADS TO ENSURE PROPER COVERAGE. OVER IRRIGATION FLOW ONTO WALKWAYS IS NOT ALLOWED.
12. INSTALL ALL EQUIPMENT PER THE DETAILS, SPECIFICATIONS AND PARKS CONSTRUCTION STANDARDS, CURRENT EDITION. EQUIPMENT NOT SPECIFICALLY NOTED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
13. INSTALL THRUST BLOCKS AT ALL CHANGES IN DIRECTION IN THE MAIN LINE PER SECTION L4.3, DETAIL PK-10.
14. SEE CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS, LATEST EDITION FOR ALL IRRIGATION DETAILS. SEE PROJECT SPECIFICATIONS FOR MORE INFORMATION.
15. THIS SYSTEM IS DESIGNED FOR A MAXIMUM DEMAND OF 50 GPM. THE CITY IS REPORTING THE STATIC WATER PRESSURE AT THE POC IS (185) PSI AS OF APRIL 19, 2025. THE CONTRACTOR SHALL VERIFY PRESSURE AT THE POC PRIOR TO START OF IRRIGATION WORK AND NOTIFY THE CITY OF DIFFERENCES GREATER THAN 10%.

IRRIGATION ACCEPTANCE:

1. ALL NEW IRRIGATION TO COMPLY WITH THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. COMPLETED WORK WILL BE REVIEWED AND OBSERVED BY CITY. ANY MODIFICATIONS REQUIRED TO MEET THE STANDARDS AS SET FORTH IN THESE LANDSCAPE DOCUMENTS WILL BE SUBMITTED TO THE CITY AND CORRECTED AT THE LANDSCAPE CONTRACTOR'S EXPENSE. CORRECTED ITEMS MUST BE APPROVED BY CITY.
2. UPON FINAL ACCEPTANCE, LANDSCAPE CONTRACTOR SHALL INSTRUCT MAINTENANCE PERSONNEL AS TO THE OPERATION AND MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION AT A TIME AND LOCATION ACCEPTABLE TO BOTH PARTIES TO CONDUCT THIS TRAINING SHALL BE ARRANGED BY THE CONSTRUCTION INSPECTOR.

STATE OF CALIFORNIA ESTIMATED WATER USE

TOTAL WATER USE IS CALCULATED BY SUMMING THE AMOUNT OF WATER ESTIMATED FOR EACH HYDROZONE

WATER USE FOR EACH HYDROZONE IS ESTIMATED WITH THE FOLLOWING FORMULA:

ESTIMATED TOTAL WATER USE (ETWU) = GALONS / YEAR PER HYDROZONE

ET ADJUSTMENT FACTOR **(ETAF)** =

0.55 ETAF FOR RESIDENTIAL LANDSCAPE
0.45 ETAF FOR NON-RESIDENTIAL LANDSCAPE
0.8 ETAF FOR EXISTING NON-REHABILITATED LANDSCAPE
SPECIAL LANDSCAPE SHALL NOT EXCEED 1.0 ETF

PLANT FACTOR (PF) = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES **(LOW WATER = 0.2), (MODERATE = 0.3), (HIGH = 0.4)**

HYDROZONE AREA (HA) = (SF OF LANDSCAPE) OR (32 SF / TREE)

CONVERSION FACTOR (CONVERTS ACRE-INCES PER YEAR TO GALLONS PER SQUAR FOOT = **0.62**

IRRIGATION EFFIECIENCY (IE) = **0.75** (OVERHEAD SPRAY) **0.81** (DRIP)

SPECIAL LANDSCAPE AREA (SLA) = SF OF EDIBLE PLANTS, RECREATIONAL AREAS, AREAS IRRIGATION WITH RECYCLED WATER, OR WATER FEATURES USING RECYCLED WATER

EVAPOTRANSPORATION RATE (Eto) = QUANTITY OF WATER EVAPORATED FROM ADJ. SOIL AND TRNASPIRED BY PLANTS OVER A SPECIFIED TIME **(52.20)**

ETWU = [(Eto)*(PF)*(HA)*(0.62)] / (IE)

MAWA = [(Eto)*(0.62)(ETAF) * (SUM OF SLA & HA)] + [(1 - ETAF)* (SLA)]

HYDROZONE "A" (DRIP)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETW (GAL/YEAR	REMARKS
52.2	0.2	12,583.00	0.62	0.81		100,552.15	

HYDROZONE "B" (BUBBLERS)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETW (GAL/YEAR	REMARKS
52.2	0.3	-	0.62	0.81		-	

HYDROZONE "C" (BUBBLERS)

ETO	PF	HA	CONVERSION FACTOR	IE	SLA	ETW (GAL/YEAR	REMARKS
52.2	0.4	-	0.62	0.75		-	

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ETO	SUM OF HA	CONVERSION FACTOR	ETAF	SUM OF SLA	MAWA (GAL/YEAR)	REMARKS
52.2	12,583.00	0.62	0.45	0	183,256.30	

MAXIMUM APPLIED WATER ALLOWANCE (GAL/YEAR) **183,256.30**

MAXIMUM APPLIED WATER ALLOWANCE PERCENT OF ESTIMATED TOTAL WATER USE **55%**

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN

JOSHUA R. CERVANTES

JOSHUA R. CERVANTES

WATERING TIME ADJUSTMENT (HYDROZONE "A" DRIP)

MONTH	JAN	FEB	MAR	APR	MAY	JUNE	JUL	AUG	SEP	OCT	NOV	DEC
MAXIMUM MINUTES PER START TIME	16	16	16	16	16	16	16	16	16	16	16	16
START TIMES PER WEEK	2	3	4	6	6	8	8	8	6	4	3	2
TOTAL MINUTES PER WEEK	32	48	64	96	96	128	128	128	96	64	48	32

WATERING SCHEDULE ARE APPROXIMATE PER SEASON AND SHOULD BE ADJUSTED TO REFECT SEASONAL FLUCTUATIONS IN AVERAGE PRECIPITATION

ALL PLANTS TO RECEIVE APPROPRIATE ADDITIONAL 15% HIGHER WATERING DURING INSTALLATION PERIOD IN ORDER TO ESTABLISH HEALTHY AND DEEP ROOT GROWTH

CRITICAL ANALYSIS

Generated: 2025-04-08 15:39

P.O.C. NUMBER: 01
Water Source Information: Point of Connection at existing Mainline. Contractor to verify location of mainline, available pressure, and flow at point of connection prior to construction.

FLOW AVAILABLE
Point of Connection Size: 4"
Flow Available 160.49 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 85 PSI
Pressure Available: 85 PSI

DESIGN ANALYSIS
Maximum Station Flow: 20.72 GPM
Flow Available at POC: 160.49 GPM
Residual Flow Available: 139.77 GPM

Design Pressure: 30 PSI
Friction Loss: 6.17 PSI
Fittings Loss: 0.62 PSI
Elevation Loss: 0 PSI
Loss through Valve: 25 PSI
Pressure Req. at Critical Station: 61.8 PSI
Loss for Fittings: 0.02 PSI
Loss for Main Line: 0.16 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 62.0 PSI
Pressure Available: 85 PSI
Residual Pressure Available: 23.0 PSI

SCALE:
DATE: 7/09/25
100% DRAWINGS

CWJ #: 500465
PROJECT #: EN25-0170
DESIGN:
DRAWING:

SEAL : TARA L. LUCE, No. 3677, Exp. April 30/26, LANDSCAPE ARCHITECT, STATE OF CALIFORNIA

CITY APPROVAL :

REVISIONS		
N°	DATE	DESCRIPTION
3	6/16/25	DESIGN ADJUSTMENTS
4	7/9/25	DESIGN ADJUSTMENTS

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

IRRIGATION PLAN

L4.0
SHEET: 11 OF 25

JOSHUA RAUL CERVANTES

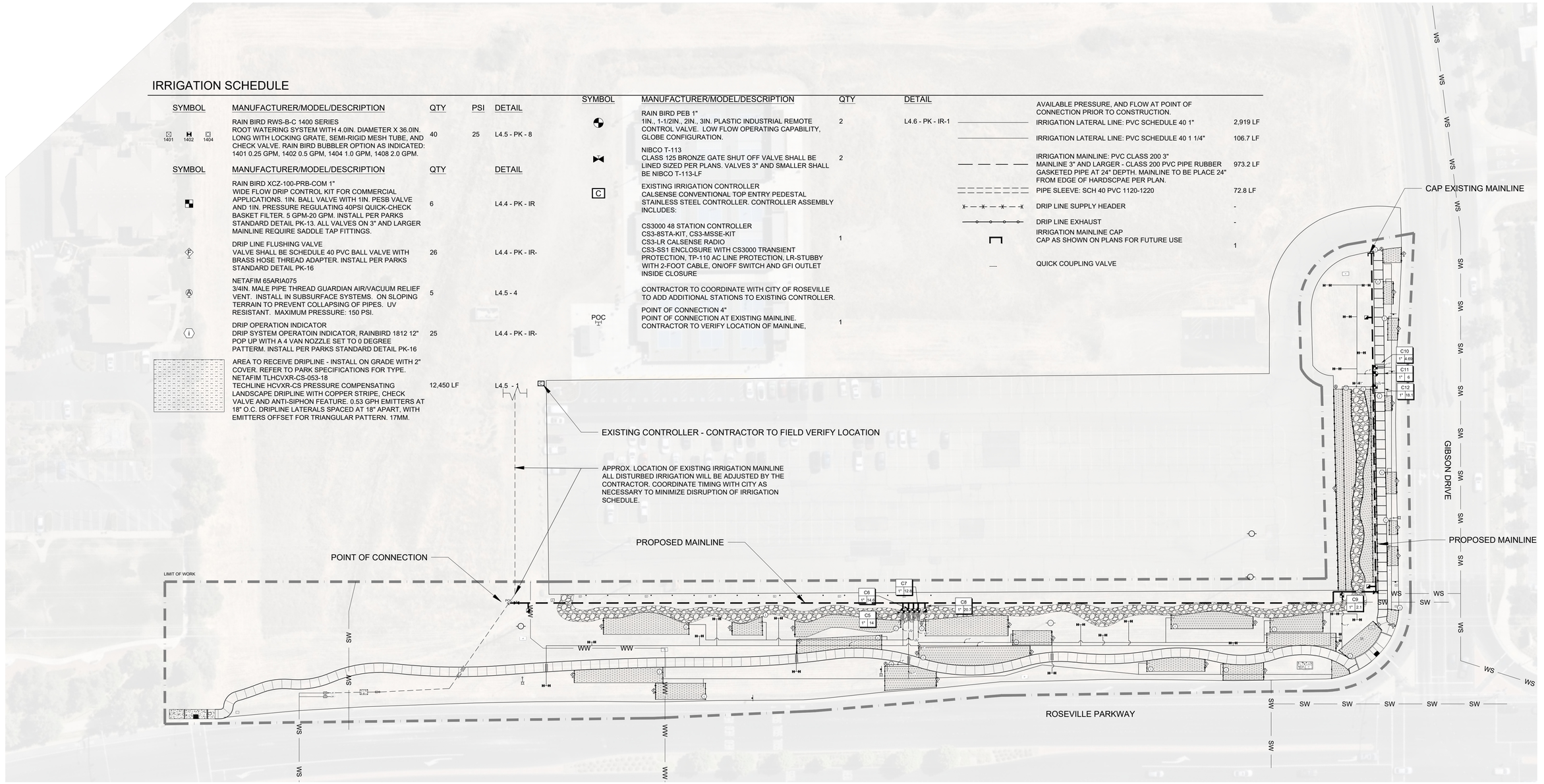
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	40	25	L4.5 - PK - 8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 5 GPM-20 GPM. INSTALL PER PARKS STANDARD DETAIL PK-13. ALL VALVES ON 3" AND LARGER MAINLINE REQUIRE SADDLE TAP FITTINGS.	6	L4.4 - PK - IR
F	DRIP LINE FLUSHING VALVE VALVE SHALL BE SCHEDULE 40 PVC BALL VALVE WITH BRASS HOSE THREAD ADAPTER. INSTALL PER PARKS STANDARD DETAIL PK-16	26	L4.4 - PK - IR-
A	NETAFIM 65ARIA075 3/4IN. MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN SUBSURFACE SYSTEMS. ON SLOPING TERRAIN TO PREVENT COLLAPSING OF PIPES. UV RESISTANT. MAXIMUM PRESSURE: 150 PSI.	5	L4.5 - 4
I	DRIP OPERATION INDICATOR DRIP SYSTEM OPERATOIN INDICATOR, RAINBIRD 1812 12" POP UP WITH A 4 VAN NOZZLE SET TO 0 DEGREE PATTERM. INSTALL PER PARKS STANDARD DETAIL PK-16	25	L4.4 - PK - IR-
	AREA TO RECEIVE DRIPLINE - INSTALL ON GRADE WITH 2" COVER. REFER TO PARK SPECIFICATIONS FOR TYPE. NETAFIM TLHCVXR-CS-053-18 TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	12,450 LF	L4.5 - 1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	2	L4.6 - PK - IR-1
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE SHALL BE LINED SIZED PER PLANS. VALVES 3" AND SMALLER SHALL BE NIBCO T-113-LF	2	
C	EXISTING IRRIGATION CONTROLLER CALSENSE CONVENTIONAL TOP ENTRY PEDESTAL STAINLESS STEEL CONTROLLER. CONTROLLER ASSEMBLY INCLUDES: CS3000 48 STATION CONTROLLER CS3-8STA-KIT, CS3-MSSE-KIT CS3-LR CALSENSE RADIO CS3-SS1 ENCLOSURE WITH CS3000 TRANSIENT PROTECTION, TP-110 AC LINE PROTECTION, LR-STUBBY WITH 2-FOOT CABLE, ON/OFF SWITCH AND GFI OUTLET INSIDE CLOSURE	1	
	CONTRACTOR TO COORDINATE WITH CITY OF ROSEVILLE TO ADD ADDITIONAL STATIONS TO EXISTING CONTROLLER.		
POC	POINT OF CONNECTION 4" POINT OF CONNECTION AT EXISTING MAINLINE. CONTRACTOR TO VERIFY LOCATION OF MAINLINE,	1	

	AVAILABLE PRESSURE, AND FLOW AT POINT OF CONNECTION PRIOR TO CONSTRUCTION.	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	2,919 LF
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	106.7 LF
	IRRIGATION MAINLINE: PVC CLASS 200 3" MAINLINE 3" AND LARGER - CLASS 200 PVC PIPE RUBBER GASKETED PIPE AT 24" DEPTH. MAINLINE TO BE PLACE 24" FROM EDGE OF HARDSCPAE PER PLAN.	973.2 LF
	PIPE SLEEVE: SCH 40 PVC 1120-1220	72.8 LF
	DRIP LINE SUPPLY HEADER	-
	DRIP LINE EXHAUST	-
	IRRIGATION MAINLINE CAP CAP AS SHOWN ON PLANS FOR FUTURE USE	1
	QUICK COUPLING VALVE	



0' 20' 40' 80'

SCALE: 1:40
DATE: 7/09/25

100% DRAWINGS

CITY OF ROSEVILLE CALIFORNIA

CWJ #: 500465
PROJECT #: EN25-0170
DESIGN:
DRAWING:

SEAL : TARA L. LEE, No. 5766, Exp. April 30, 2026, THE LANDSCAPE ARCHITECT, STATE OF CALIFORNIA

CITY APPROVAL :

REVISIONS

N°	DATE	DESCRIPTION
3	6/16/25	DESIGN ADJUSTMENTS
4	7/9/25	DESIGN ADJUSTMENTS

THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

GENERAL IRRIGATION LAYOUT

L4.1
SHEET: 12 OF 25

JOSHUA RAUL CERVANTES

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	40	25	L4.5 - PK - 8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESB VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 5 GPM-20 GPM. INSTALL PER PARKS STANDARD DETAIL PK-13. ALL VALVES ON 3" AND LARGER MAINLINE REQUIRE SADDLE TAP FITTINGS.	6	L4.4 - PK - IR -12
	DRIP LINE FLUSHING VALVE VALVE SHALL BE SCHEDULE 40 PVC BALL VALVE WITH BRASS HOSE THREAD ADAPTER. INSTALL PER PARKS STANDARD DETAIL PK-16	26	L4.4 - PK - IR-15
A	NETAFIM 65ARIA075 3/4IN. MALE PIPE THREAD GUARDIAN AIR/VACUUM RELIEF VENT. INSTALL IN SUBSURFACE SYSTEMS. ON SLOPING TERRAIN TO PREVENT COLLAPSING OF PIPES. UV RESISTANT. MAXIMUM PRESSURE: 150 PSI.	5	L4.5 - 4
I	DRIP OPERATION INDICATOR DRIP SYSTEM OPERATOIN INDICATOR, RAINBIRD 1812 12" POP UP WITH A 4 VAN NOZZLE SET TO 0 DEGREE PATTERM. INSTALL PER PARKS STANDARD DETAIL PK-16	25	L4.4 - PK - IR-15
	AREA TO RECEIVE DRIPLINE - INSTALL ON GRADE WITH 2" COVER. REFER TO PARK SPECIFICATIONS FOR TYPE. NETAFIM TLHCVXR-CS-053-18 TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	12,450 LF	L4.5 - 1

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	2	L4.6 - PK - IR-14
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE SHALL BE LINED SIZED PER PLANS. VALVES 3" AND SMALLER SHALL BE NIBCO T-113-LF	2	
C	EXISTING IRRIGATION CONTROLLER CALSENSE CONVENTIONAL TOP ENTRY PEDESTAL STAINLESS STEEL CONTROLLER. CONTROLLER ASSEMBLY INCLUDES: CS3000 48 STATION CONTROLLER CS3-8STA-KIT, CS3-MSSE-KIT CS3-LR CALSENSE RADIO CS3-SS1 ENCLOSURE WITH CS3000 TRANSIENT PROTECTION, TP-110 AC LINE PROTECTION, LR-STUBBY WITH 2-FOOT CABLE, ON/OFF SWITCH AND GFI OUTLET	1	

	CS3000 48 STATION CONTROLLER CS3-8STA-KIT, CS3-MSSE-KIT CS3-LR CALSENSE RADIO CS3-SS1 ENCLOSURE WITH CS3000 TRANSIENT PROTECTION, TP-110 AC LINE PROTECTION, LR-STUBBY WITH 2-FOOT CABLE, ON/OFF SWITCH AND GFI OUTLET INSIDE CLOSURE	1	
	CONTRACTOR TO COORDINATE WITH CITY OF ROSEVILLE TO ADD ADDITIONAL STATIONS TO EXISTING CONTROLLER.		
POC	POINT OF CONNECTION 4" POINT OF CONNECTION AT EXISTING MAINLINE. CONTRACTOR TO VERIFY LOCATION OF MAINLINE, AVAILABLE PRESSURE, AND FLOW AT POINT OF CONNECTION PRIOR TO CONSTRUCTION.	1	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1"	2,919 LF	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 1 1/4"	106.7 LF	
	IRRIGATION MAINLINE: PVC CLASS 200 3" MAINLINE 3" AND LARGER - CLASS 200 PVC PIPE RUBBER GASKETED PIPE AT 24" DEPTH. MAINLINE TO BE PLACE 24" FROM EDGE OF HARDSCPAE PER PLAN.	973.2 LF	
	PIPE SLEEVE: SCH 40 PVC 1120-1220	72.8 LF	
	DRIP LINE SUPPLY HEADER	-	
	DRIP LINE EXHAUST	-	
	IRRIGATION MAINLINE CAP CAP AS SHOWN ON PLANS FOR FUTURE USE	1	
	QUICK COUPLING VALVE RAIN BIRD 44-LRC: 1", 2 PIECE BODY WITH 44-K KEY AND SH-1 HOSE SWIVEL. INSTALLED IN LANDSCAPE AREAS	4	L4.6 - PK - IR-13

Valve Callout



SCALE:	1:20	CWJ #:	500465
DATE:	7/09/25	PROJECT #:	EN25-0170
100% DRAWINGS		DESIGN:	
		DRAWING:	

SEAL : TARA L. LUCE, No. 5627, Exp. April 30,2026, LANDSCAPE ARCHITECT, STATE OF CALIFORNIA

CITY APPROVAL :

REVISIONS		
N°	DATE	DESCRIPTION
3	6/16/25	DESIGN ADJUSTMENTS
4	7/9/25	DESIGN ADJUSTMENTS

THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

IRRIGATION PLAN

L4.2
SHEET: 13 OF 25

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

JOSHUA RAUL CERVANTES

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1401 1402 1404	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0IN. DIAMETER X 36.0IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	40	25	L4.5 - PK - 8

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
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P	DRIP LINE FLUSHING VALVE VALVE SHALL BE SCHEDULE 40 PVC BALL VALVE WITH BRASS HOSE THREAD ADAPTER. INSTALL PER PARKS STANDARD DETAIL PK-16	26	L4.4 - PK - IR-15
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
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	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE SHALL BE LINED SIZED PER PLANS. VALVES 3" AND SMALLER SHALL BE NIBCO T-113-LF	2	
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	CONTRACTOR TO COORDINATE WITH CITY OF ROSEVILLE TO ADD ADDITIONAL STATIONS TO EXISTING CONTROLLER.		
POC	POINT OF CONNECTION 4" POINT OF CONNECTION AT EXISTING MAINLINE. CONTRACTOR TO VERIFY LOCATION OF MAINLINE, AVAILABLE PRESSURE, AND FLOW AT POINT OF CONNECTION PRIOR TO CONSTRUCTION.	1	
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	DRIP LINE EXHAUST	-	
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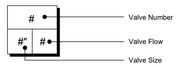
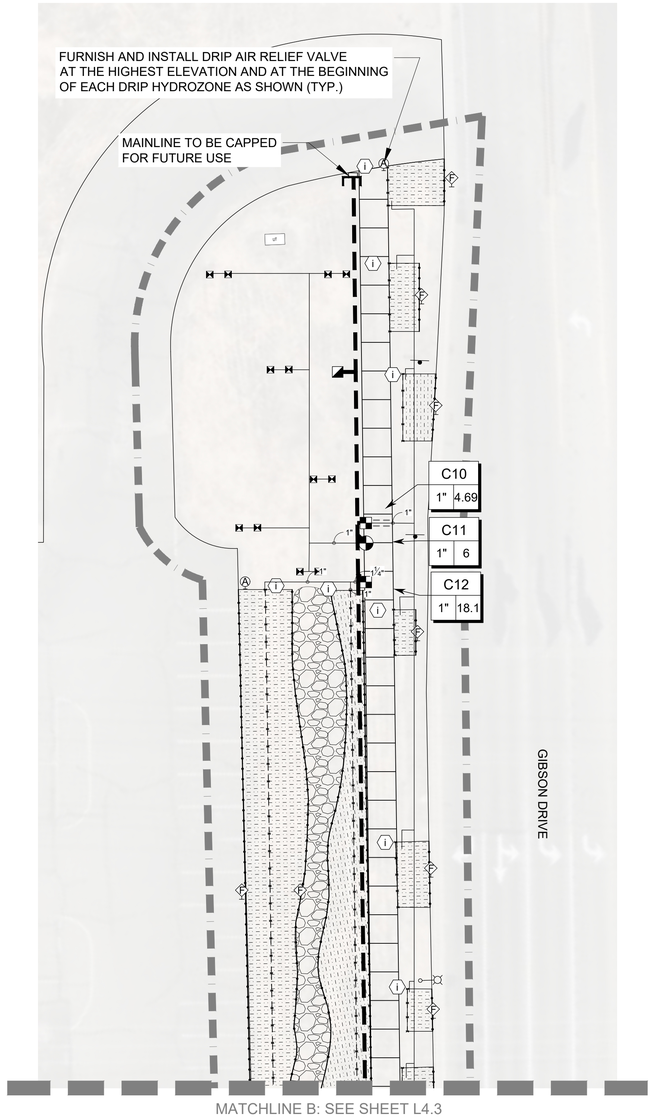
	QUICK COUPLING VALVE RAIN BIRD 44-LRC: 1", 2 PIECE BODY WITH 44-K KEY AND SH-1 HOSE SWIVEL. INSTALLED IN LANDSCAPE AREAS	4	L4.6 - PK - IR-13

Valve Callout





SCALE:	1:20	CWJ #:	500465
DATE:	7/09/25	PROJECT #:	EN25-0170
100% DRAWINGS		DESIGN:	
		DRAWING:	

SEAL : TARA L. LEE, No. 5408, exp. April 30, 2026, LANDSCAPE ARCHITECT, STATE OF CALIFORNIA

CITY APPROVAL :

REVISIONS		
N°	DATE	DESCRIPTION
3	6/16/25	DESIGN ADJUSTMENTS
4	7/9/25	DESIGN ADJUSTMENTS

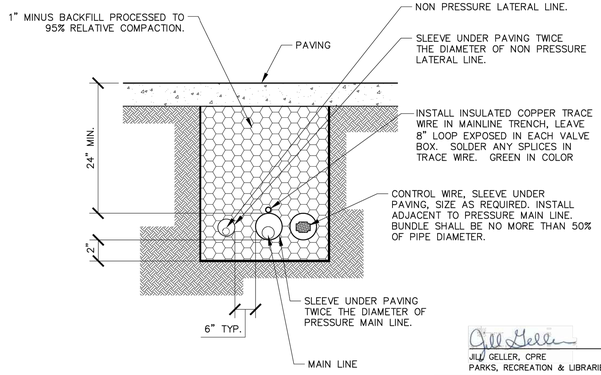
THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

IRRIGATION PLAN

L4.3
SHEET: 14 OF 25

JOSHUA RAUL CERVANTES

FOR BIDDING ONLY - NOT FOR CONSTRUCTION



NOTES

1. ALL SLEEVES TO BE SCHEDULE 40 PVC.
2. EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING.
3. CAP BOTH ENDS OF ALL SPARE SLEEVES AND MARK BOTH ENDS WITH 3M LOCATOR BALLS.
4. INSTALL SPARE SLEEVE UNDER ROADWAYS

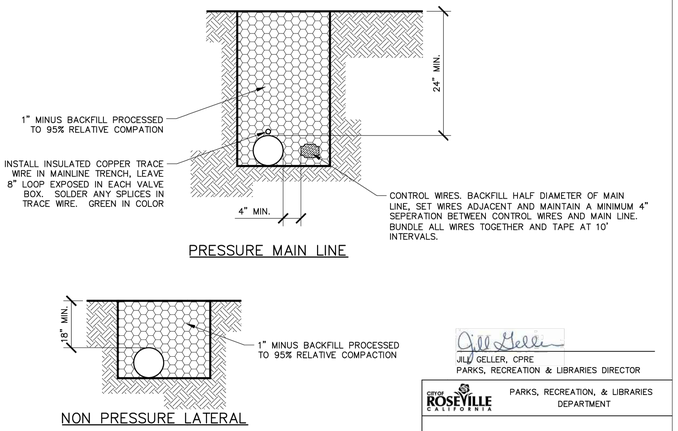
JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

PIPE AT PAVEMENT

SCALE: NONE REVISED: JULY 2025 REVIEWED BY: T. GEE APPROVED BY: J. GELLER	PK–IR–4

1 CITY STANDARD DETAIL
N.T.S.



NOTES

1. RECLAIMED WATER REQUIRES BURIED TAPE LINE PER PUBLIC WORKS CONSTRUCTION STANDARDS.

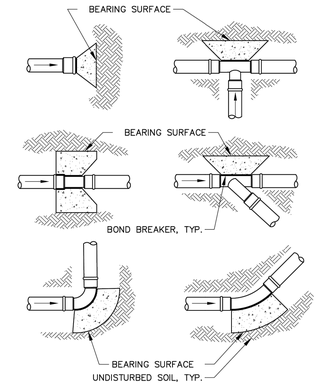
JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

PIPE TRENCH

SCALE: NONE REVISED: JULY 2025 REVIEWED BY: T. GEE APPROVED BY: J. GELLER	PK–IR–5

2 CITY STANDARD DETAIL
N.T.S.



MINIMUM BEARING SURFACE AREA

PIPE SIZE	TEE AND PLUG	90 DEGREE BEND	45 DEGREE BEND
1–1/2"	0.45 SQ. FT.	0.63 SQ. FT.	0.34 SQ. FT.
2"	0.69 SQ. FT.	0.97 SQ. FT.	0.53 SQ. FT.
2–1/2"	1.0 SQ. FT.	1.41 SQ. FT.	0.77 SQ. FT.
3"	1.48 SQ. FT.	2.10 SQ. FT.	1.14 SQ. FT.
4"	2.43 SQ. FT.	3.45 SQ. FT.	1.87 SQ. FT.
6"	5.25 SQ. FT.	7.41 SQ. FT.	4.02 SQ. FT.
8"	9.08 SQ. FT.	12.83 SQ. FT.	6.96 SQ. FT.
10"	14.93 SQ. FT.	21.07 SQ. FT.	11.44 SQ. FT.

NOTES

1. SIZE THRUST BLOCKS AS SPECIFIED ABOVE.
2. DO NOT ENCASE CONTROL WIRES IN THE CONCRETE.
3. ALL FITTINGS MUST BE WRAPPED WITH POLYETHYLENE TO PREVENT CONCRETE FROM ADHERING TO BOLTS OR PIPES.
4. JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS.

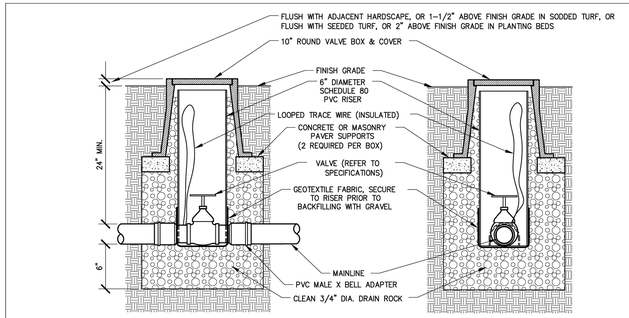
JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

THRUST BLOCKS

SCALE: NONE REVISED: JULY 2025 REVIEWED BY: T. GEE APPROVED BY: J. GELLER	PK–IR–9

3 CITY STANDARD DETAIL
N.T.S.



NOTES

1. COMPACT SOIL AROUND BOX TO 90% MINIMUM COMPACTION.
2. PLACE DRAIN ROCK PRIOR TO INSTALLING VALVE BOX.
3. GATE VALVE AND FITTINGS SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
4. USE TEFLON TAPE ON ALL THREADED FITTINGS.
5. LOCATE VALVES IN SHRUB/GROUNDCOVER AREAS WHENEVER POSSIBLE.
6. LOOP EXTRA TRACER WIRE UP TO TOP OF BOX.

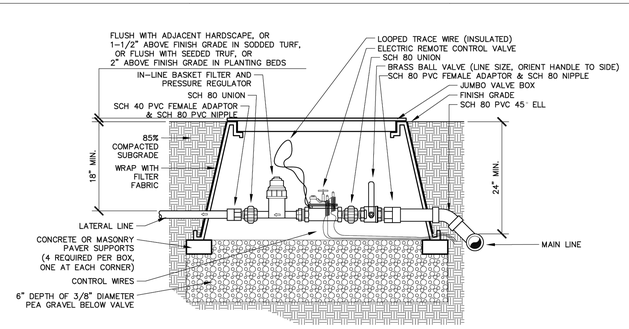
JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

VALVE 3 INCH AND SMALLER

SCALE: NONE REVISED: JULY 2025 REVIEWED BY: T. GEE APPROVED BY: J. GELLER	PK–IR–10

4 CITY STANDARD DETAIL
N.T.S.



NOTES

1. INSTALL VALVES A MINIMUM OF 12" FROM STRUCTURES OR HARDSCAPING.
2. INSTALL VALVES IN PLANTER BEDS WHEREVER POSSIBLE.
3. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
4. INSTALL VALVE BOX SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPING.
5. USE TEFLON TAPE ON ALL MALE THREADS.
6. VALVES ON MAINLINES 3" AND LARGER REQUIRE SADDLE TAPS, 2 ½" AND SMALLER MAINLINE REQUIRES GLUED SCHEDULE 80 FITTINGS.
7. PROVIDE SCHEDULE 80 THREADED UNION ON BOTH UPSTREAM AND DOWNSTREAM SIDES.
8. INSULATE AROUND PIPE AT BOX OPENINGS WITH PLASTIC SHEETING TO PREVENT SOIL FROM ENTERING BOX.
9. REFER TO SPECIFICATIONS FOR REQUIREMENTS FOR TAPING, EXPANSION COILS, WIRE CONNECTIONS, ETC.
10. ALL RCV'S SHALL BE TAGGED INDICATING STATION #'S.
11. ALL VALVE BOXES SHALL HAVE STATION #'S PERMANENTLY BURNED ON VALVE BOX LIDS.
    MARKINGS SHALL BE AS FOLLOWS:
    TURF VALVES: T#
    LANDSCAPE AREA VALVES: L#
    BUBBLER VALVES: B#

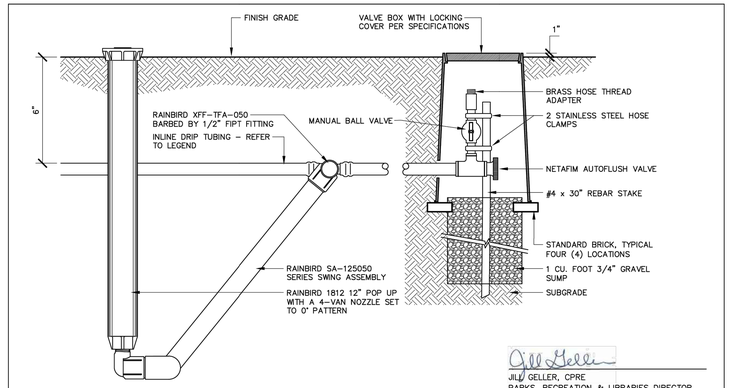
JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

VALVE DRIP CONTROL

SCALE: NONE REVISED: JULY 2025 REVIEWED BY: T. GEE APPROVED BY: J. GELLER	PK–IR–12

5 CITY STANDARD DETAIL
N.T.S.



NOTES

1. CENTER BALL VALVE IN VALVE BOX OPENING TO ALLOW EASY ACCESS.
2. INSTALL OPERATION INDICATOR WITHIN 18" OF FLUSH VALVE.
3. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
4. USE TEFLON TAPE ON ALL MALE THREADS.
5. INSTALL 3M LOCATOR BALLS AT ALL BOXES.
6. REFER TO SPECIFICATIONS FOR REQUIREMENTS FOR TAPING, EXPANSION COILS, WIRE CONNECTIONS, ETC.

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

DRIP FLUSH VALVE AND OPERATION INDICATOR

SCALE: NONE REVISED: JULY 2025 REVIEWED BY: T. GEE APPROVED BY: J. GELLER	PK–IR–15

6 CITY STANDARD DETAIL
N.T.S.

SCALE:
DATE: 7/09/25

100% DRAWINGS

CITY OF ROSEVILLE CALIFORNIA

CWJ #:	500465
PROJECT #:	EN25-0170
DESIGN:	
DRAWING:	

SEAL: TARA L. GEE, No. 3908, Exp. April 2026, LANDSCAPE, STATE OF CALIFORNIA

CITY APPROVAL :

REVISIONS

N°	DATE	DESCRIPTION
3	6/16/25	DESIGN ADJUSTMENTS
4	7/9/25	DESIGN ADJUSTMENTS

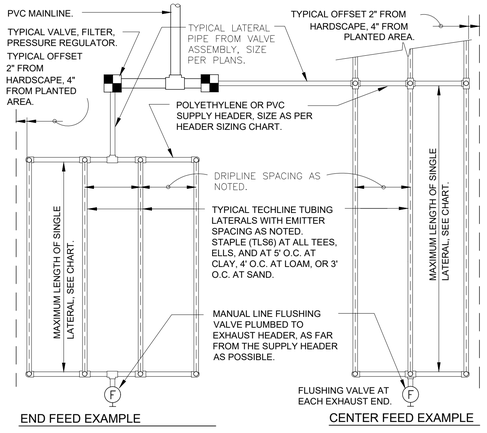
THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

IRRIGATION DETAILS

L4.4
SHEET: 15 OF 25

JOSHUA RAUL CERVANTES

FOR BIDDING ONLY - NOT FOR CONSTRUCTION



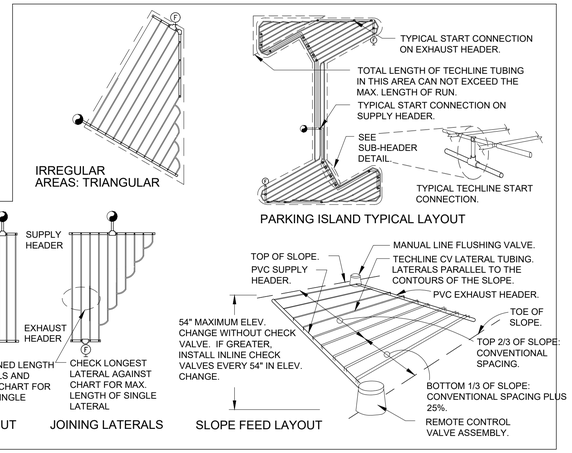
TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)												
DRIPPER SPACING			12"				18"				24"	
DRIPPER FLOW RATE (GPH)			0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)		15	127	109	86	65	177	151	120	91	152	116
		25	427	325	256	194	604	459	361	274	458	348
		35	539	409	322	244	763	579	456	346	580	440
		45	618	469	369	280	877	664	523	397	666	506

TECHLINE FLOW PER 100 FEET								
DRIPPER SPACING	0.26 GPH DRIPPER		0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM	GPH	GPM
12"	26.40	0.44	40.00	0.67	61.00	1.02	92.00	1.53
18"	17.58	0.29	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	N/A	N/A	31.00	0.51	46.00	0.77

SUPPLY AND EXHAUST HEADER SIZING CHART (UNLESS NOTED ON PLANS)

STEP 1: ADD LENGTH OF ALL TECHLINE LATERAL TUBING CONNECTED TO THE HEADER.
STEP 2: DIVIDE THIS TOTAL LENGTH BY 100 TO INDICATE THE LENGHT IN UNITS OF 100.
STEP 3: LOCATE THE GPM THAT APPLIES FOR EACH UNIT OF 100 FEET LENGTH ON THE CHART "TECHLINE FLOW PER 100 FEET". MULTIPLY THIS GPM NUMBER TIMES THE UNITS OF 100 FEET FOR THE TOTAL GPM AT THIS HEADER.
STEP 4: SIZE THE HEADER WITH THE FOLLOWING:
1 TO 6 GPM: 3/4" HEADER. 6 TO 10 GPM: 1" HEADER.
10 TO 20 GPM: 1 1/4" HEADER. 20 TO 30 GPM: 1 1/2" HEADER.

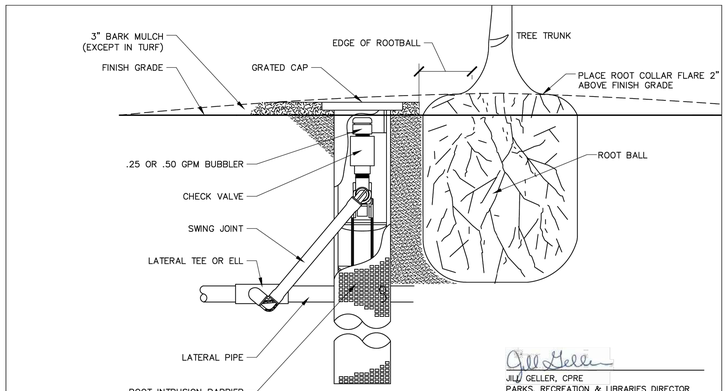
TECHLINE CV GENERAL GUIDELINES FOR WATERING TIME						
	TURF			SHRUB & GROUND COVER		
	CLAY	LOAM	SANDY	CLAY	LOAM	SANDY
DIPPER FLOW (GPH)	0.26	0.4	0.6	0.26	0.4	0.6
DRIPPER INTERVAL	18"	12"	12"	18"	18"	12"
LATERAL (ROW) SPACING	18"–22"	18"–22"	12"–16"	18"–24"	18"–24"	16"–20"
APPLICATION RATE (IN/HR)	.19–0.15	.43–.35	.96–.72	.19–.21	.29–.21	.72–.58
TIME TO APPLY 1/4"	79–100	35–43	16–21	79–107	52–71	21–26



1 TYPICAL NETAFIM TECHLINE CV REQUIREMENTS

N.T.S.

FX-IR-NETA-DRIP-02



NOTE
1. INSTALL FILTER FABRIC SLEEVE
2. SEE PLANS AND SPECS FOR APPROVED MANUFACTURERS AND MODEL NUMBERS

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

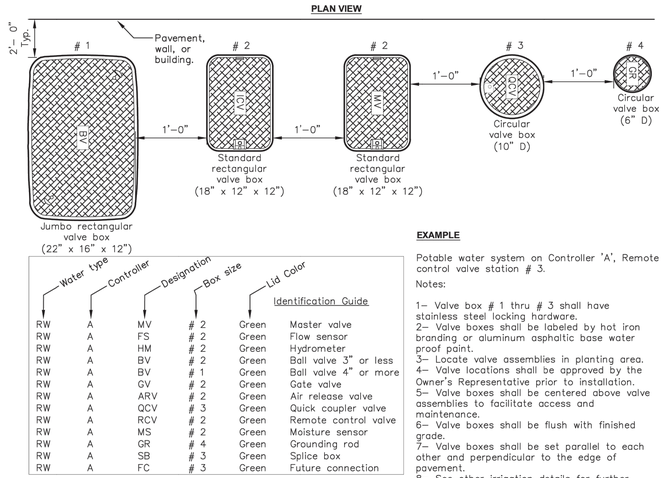
ROOT WATERING SYSTEM

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-IR-8

2 CITY STANDARD DETAIL

N.T.S.



EXAMPLE

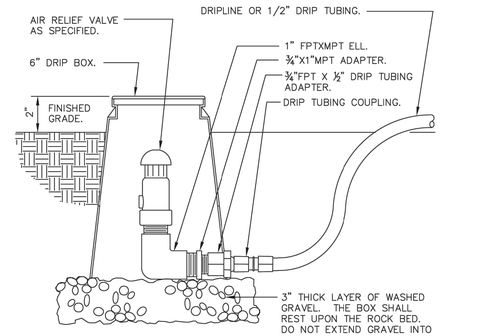
Potable water system on Controller 'A', Remote control valve station # 3.

Notes:

1– Valve box # 1 thru # 3 shall have stainless steel locking hardware.
2– Valve boxes shall be labeled by hot iron branding or aluminum asphaltic base water proof paint.
3– Locate valve assemblies in planting area.
4– Valve locations shall be approved by the Owner's Representative prior to installation.
5– Valve boxes shall be centered above valve assemblies to facilitate access and maintenance.
6– Valve boxes shall be flush with finished grade.
7– Valve boxes shall be set parallel to each other and perpendicular to the edge of pavement.
8– See other irrigation details for further information.

3 VALVE BOX LAYOUT

NTS



4 DRIP AIR RELIEF VALVE IN BOX

NOT TO SCALE

SCALE:
DATE: 7/09/25
100% DRAWINGS

CWJ #: 500465
PROJECT #: EN25-0170
DESIGN:
DRAWING:

SEAL: TARA L. GEE, No. 3667, Exp. April 30, 2026, LANDSCAPE, STATE OF CALIFORNIA

CITY APPROVAL :

REVISIONS		
N°	DATE	DESCRIPTION
3	6/16/25	DESIGN ADJUSTMENTS
4	7/9/25	DESIGN ADJUSTMENTS

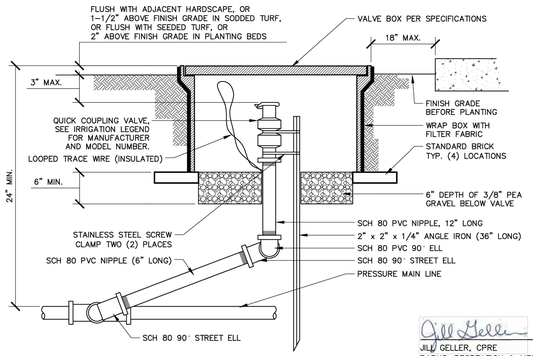
THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

IRRIGATION DETAILS

L4.5
SHEET: 16 OF 25

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

JOSHUA RAUL CERVANTES



JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

VALVE QUICK COUPLING

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

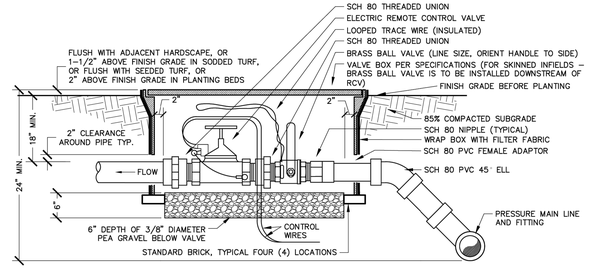
PK-IR-13

NOTES

1. INSTALL VALVE BOXES SO THAT THE TOP OF THE BOX IS FLUSH WITH THE TOP OF THE ADJACENT HARDSCAPE.
2. USE TEFLON TAPE ON ALL THREADED CONNECTIONS.

1 CITY STANDARD DETAIL

N.T.S.



NOTES

1. INSTALL VALVES A MINIMUM OF 12" FROM STRUCTURES OR HARDSCAPING.
2. INSTALL VALVES IN PLANTER BEDS WHEREVER POSSIBLE.
3. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
4. INSTALL VALVE BOX SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPING.
5. USE TEFLON TAPE ON ALL MALE THREADS.
6. VALVES ON MAINLINES 3" AND LARGER REQUIRE SADDLE TAPS, 2 ½" AND SMALLER MAINLINE REQUIRES GLUED SCHEDULE 80 FITTINGS.
7. PROVIDE SCHEDULE 80 THREADED UNION ON BOTH UPSTREAM AND DOWNSTREAM SIDES.
8. INSULATE AROUND PIPE AT BOX OPENINGS WITH PLASTIC SHEETING TO PREVENT SOIL FROM ENTERING BOX.
9. REFER TO SPECIFICATIONS FOR REQUIREMENTS FOR TAPING, EXPANSION COILS, WIRE CONNECTIONS, ETC.
10. ALL RCV'S SHALL BE TAGGED INDICATING STATION #'S.
11. ALL VALVE BOXES SHALL HAVE STATION #'S PERMANENTLY BURNED ON VALVE BOX LIDS.
    MARKINGS SHALL BE AS FOLLOWS:
    TURF VALVES: T#
    LANDSCAPE AREA VALVES: L#
    BUBBLER VALVES: B#
12. REFER TO PK-51 FOR INFIELD VALVES DETAILS AND INFIELD VALVE BOX LAYOUT

JILL GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

VALVE REMOTE
CONTROL AT GRADE

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK-IR-14

2 CITY STANDARD DETAIL

N.T.S.

SCALE:
DATE: 7/09/25
100% DRAWINGS

CWJ #: 500465
PROJECT #: EN25-0170
DESIGN:
DRAWING:

SEAL : TARA L. LEE, No. 3667, Exp. April 30, 2026, C.L.A. LANDSCAPE ARCHITECT, STATE OF CALIFORNIA

CITY APPROVAL :

REVISIONS

N°	DATE	DESCRIPTION
3	6/16/25	DESIGN ADJUSTMENTS
4	7/9/25	DESIGN ADJUSTMENTS

THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

IRRIGATION DETAILS

L4.6

SHEET: 17 OF 25

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

JOSHUA RAUL CERVANTES

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CANOPY	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH	REMARKS
TREES									
	ARB	ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD TRUNK	15 GAL.	20'	3	LOW	10 - FT. HT.	25 - 40FT. W.	
	CER	CERCIS OCCIDENTALIS / WESTERN REDBUD STANDARD TRUNK	15 GAL.	20'	7	VERY LOW - MEDIUM	10 - FT. HT.	10 - 15FT. W.	
	LAG	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	15 GAL.	20'	8	MEDIUM	15 - 25FT. HT.	15 - 25FT. W.	
	SEA	SEARSIA LANCEA / AFRICAN SUMAC	15 GAL.	25'	2	LOW - MEDIUM	15 - FT. HT.	15 - 25FT. W.	

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH	REMARKS
SHRUBS									
	CAL APR	CALIBRACHOA X 'APRICOT PUNCH' / APRICOT PUNCH SUPERBELLS® CALIBRACHOA	1 GAL.	24" o.c.	17	MEDIUM	6 - 18IN. HT.	1 - 3FT. W.	
	CAL CWH	CALIBRACHOA X 'WHITE' / CALLIE® WHITE CALIBRACHOA	1 GAL.	24" o.c.	18	MEDIUM	6 - 18IN. HT.	1 - 3FT. W.	
	CAL	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL.	48" o.c.	42	LOW	18 - 36IN. HT.	3 - 6FT. W.	
	CIS HMI	CISTUS X HYBRIDUS 'MICKIE' / MICKIE ROCKROSE	5 GAL.	48" o.c.	15	LOW	3 - 6FT. HT.	3 - 6FT. W.	
	NOE	GREVILLEA X 'NOELLII' / NOEL GREVILLEA	5 GAL.	60" o.c.	22	LOW - MEDIUM	3 - 6FT. HT.	3 - 6FT. W.	
	LAN DAL	LANTANA CAMARA 'DALLAS RED' / DALLAS RED LANTANA	5 GAL.	48" o.c.	6	LOW - MEDIUM	18 - 36IN. HT.	1 - 3FT. W.	
	LAN RUS	LANTANA CAMARA 'GOLD RUSH' / GOLD RUSH LANTANA	5 GAL.	60" o.c.	45	LOW - MEDIUM	6 - FT. HT.	1 - 3FT. W.	
	LEU	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL.	60" o.c.	14	LOW	3 - 1FT. HT.	3 - 6FT. W.	
	PER	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL.	36" o.c.	28	LOW	3 - 6FT. HT.	3 - 6FT. W.	
	ROS	ROSA X 'NOARE' / FLOWER CARPET® RED GROUNDCOVER ROSE	1 GAL.	24" o.c.	26	MEDIUM	6 - FT. HT.	1 - 3FT. W.	
	RUS	RUSSELIA EQUISETIFORMIS / FIRECRACKER PLANT	5 GAL.	48" o.c.	7	LOW - MEDIUM	3 - 6FT. HT.	3 - 6FT. W.	
	GER	SALVIA CHAMAEDRYOIDES / GERMANDER SAGE	5 GAL.	48" o.c.	12	LOW - MEDIUM	6 - 18IN. HT.	1 - 3FT. W.	
	LIP	SALVIA GREGGII 'LIPSTICK' / LIPSTICK AUTUMN SAGE	5 GAL.	36" o.c.	39	LOW - MEDIUM	18 - 36IN. HT.	1 - 3FT. W.	
	MEL	SALVIA MELLIFERA / BLACK SAGE	5 GAL.	60" o.c.	10	VERY LOW	3 - 6FT. HT.	3 - 6FT. W.	
	SYR	SYRINGA VULGARIS 'LAVENDER LADY' / LAVENDER LADY COMMON LILAC	5 GAL.	60" o.c.	31	LOW	< 15FT. HT.	3 - 6FT. W.	
GRASSES									
	MUH	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	2 GAL.	48" o.c.	12	LOW	18 - 36IN. HT.	1 - 3FT. W.	
	PEN	PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS	2 GAL.	36" o.c.	66	LOW - HIGH	18 - 36IN. HT.	1 - 3FT. W.	
	SES	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	2 GAL.	36" o.c.	106	MEDIUM	6 - 18IN. HT.	1 - 3FT. W.	
GROUND COVERS									
	ARC	ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR' / CARMEL SUR LITTLE SUR MANZANITA	1 GAL.	60" o.c.	28	VERY LOW	6 - 18IN. HT.	3 - 6FT. W.	REFER TO DETAIL PK-LS-1
	CIS	CISTUS X HYBRIDUS / WHITE ROCKROSE	1 GAL.	48" o.c.	45	LOW	18 - 36IN. HT.	3 - 6FT. W.	REFER TO DETAIL PK-LS-1
	EPI	EPILOBIUM CANUM / CALIFORNIA FUCHSIA	1 GAL.	48" o.c.	260	LOW	6 - 18IN. HT.	1 - 3FT. W.	REFER TO DETAIL PK-LS-1
	MYO	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK TRAILING MYOPORUM	1 GAL.	60" o.c.	115	LOW - MEDIUM	< - 1FT. HT.	6 - 10FT. W.	REFER TO DETAIL PK-LS-1

PLANTING NOTES:

1. THIS PLANTING PLAN COMPLIES WITH THE CRITERIA ESTABLISHED BY THE CITY OF ROSEVILLE MUNICIPAL CODE AND APPLIES THOSE REQUIREMENTS FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN. SUBSTITUTIONS OF PLANT MATERIAL, SPECIES AND/OR VARIETIES SHALL BE APPROVED BY THE CITY PRIOR TO ORDERING OF MATERIAL. SUBSTITUTIONS ARE NOT PERMITTED UNLESS APPROVED IN WITTING.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE ANSI Z601 "STANDARD FOR NURSERY STOCK". NOTIFY THE CITY 48 HOURS PRIOR TO PLANT DELIVERY. ALL PLANTS TO BE INSPECTED AND ACCEPTED PRIOR TO PLANTING. INSTALL PLANT MATERIAL PER CITY OF ROSEVILLE PARKS CONSTRUCTION STANDARDS, LATEST EDITION AND PROJECT SPECIFICATIONS.
3. AMEND SOILS PER SOIL TEST RECOMMENDATIONS, SEE SPECIFICATIONS.
4. APPLY A THREE INCH (3") LAYER OF WALK-ON BARK AROUND NEW TREE PLANTINGS, 3' DIAMETER. KEEP BARK SIX INCHES (6") AWAY FROM TREE CROWNS.
5. A MINIMUM OF A THREE-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS. INSTALL PER PARKS STANDARDS AND SPECIFICATIONS.
6. FOR ALL LANDSCAPE INSTALLATIONS, COMPOST MUST BE INCORPORATED INTO THE SOIL AT A MINIMUM RATE OF 4 CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA.
7. DO NOT SCALE OFF OF PLANS. PLACE PLANTS IN PROPOSED LOCATIONS FOR REVIEW AND ACCEPTANCE BY THE CITY PRIOR TO ACTUAL PLANTING. NOTIFY THE PROJECT MANAGER A MINIMUM OF 48 HOURS PRIOR.
8. ALL LANDSCAPED AREAS 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 TO THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).
9. THE CONTRACTOR SHALL EXAMINE THE CONDITIONS OF THE SITE PRIOR TO COMMENCEMENT OF WORK. ANY CONDITIONS THAT DIFFER FROM WHAT IS SHOWN ON THE PLANS THAT WILL AFFECT THE INSTALLATION PROCESS SHALL BE BROUGHT TO THE ATTENTION OF THE CITY PRIOR TO WORK. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF THE CONDITIONS OF THE SITE.
10. CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO PERFORMING ANY EXCAVATIONS. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY, OR DURING THE PERFORMANCE OF, HIS/HER WORK AT NO ADDITIONAL COST TO THE CITY.
11. EXISTING PLANT MATERIALS SHALL BE REMOVED AS PER DEMOLITION PLAN AND DISPOSED OF PROPERLY PRIOR TO IRRIGATION OR PLANTING INSTALLATION.
12. THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO INSTALLATION. PLANT QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR, NUMBER OF SYMBOLS PER PLAN SHALL HAVE PRIORITY OVER QUANTITY GIVEN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PURCHASING OF ALL MATERIAL TO MEET THE SPECIFICATIONS OF THE PLANS INCLUDING PLANTS, SOIL, FERTILIZER, AND STAKES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROTECTION OF THESE MATERIALS UNTIL THE PROJECT HAS BEEN ACCEPTED BY CITY COUNCIL FOLLOWING ANY PLANT ESTABLISHMENT PERIOD WHICH MAY BE REQUIRED PER THE SPECIFICATIONS.
14. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OR REJECTION BY THE CITY PRIOR TO INSTALLATION. INSTALLED AND THEN REJECTED MATERIAL SHALL BE REPLACED BY THE CONTRACTOR AT HIS/HER EXPENSE.
15. CONTACT THE CITY OF ROSEVILLE CONSTRUCTION INSPECTOR TO SCHEDULE INSPECTION(S) AND TO BEGIN ANY PLANT ESTABLISHMENT PERIOD THAT MAY BE REQUIRED PER THE SPECIFICATIONS.
16. ANY AND ALL PORTIONS OF THIS WORK ARE TO BE CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS AS SET FORTH BY LOCAL MUNICIPALITIES, STATE AND NATIONAL AGENCIES. IN THE EVENT THERE IS A CONFLICT WITH THESE PLANS AND THE AGENCIES STATED ABOVE, THE GOVERNING BODY'S REGULATIONS SHALL PREVAIL.
17. ALL SCALED DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTORS SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES AND SHALL IMMEDIATELY INFORM THE CITY'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE INFORMATION. NUMBERS PROVIDED ON THIS PLAN ARE FOR REFERENCE ONLY.

PLANT ESTABLISHMENT AND MAINTENANCE PERIOD:

1. AS APPLICABLE PER THE SPECIFICATIONS, THE CONTRACTOR SHALL PROVIDE A PLANT ESTABLISHMENT PERIOD FOR APPROVAL OF THE PROJECT BY THE CITY.
2. FOLLOWING ANY REQUIRED PLANT ESTABLISHMENT PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE INSTALLATION PER SPECIFICATIONS. DURING ESTABLISHMENT PERIOD LANDSCAPE CONTRACTOR SHALL PROVIDE ADEQUATE WATERING NEEDS VIA MANUAL WATERING - APPROVED BY THE CITY OF ROSEVILLE PARKS, LIBRARIES, AND RECREATION DEPARTMENT.

SCALE:
DATE: 7/09/25
100% DRAWINGS

CITY OF ROSEVILLE CALIFORNIA

CWJ #: 500465
PROJECT #: EN25-0170
DESIGN:
DRAWING:

SEAL : LANDSCAPE — TARA L. LEGEE — No. 5607 — Exp. April 30, 2026 — STATE OF CALIFORNIA

CITY APPROVAL :

REVISIONS

N°	DATE	DESCRIPTION
3	6/16/25	DESIGN ADJUSTMENTS
4	7/9/25	DESIGN ADJUSTMENTS

THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

PLANTING NOTES

L5.0
SHEET: 18 OF 25

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

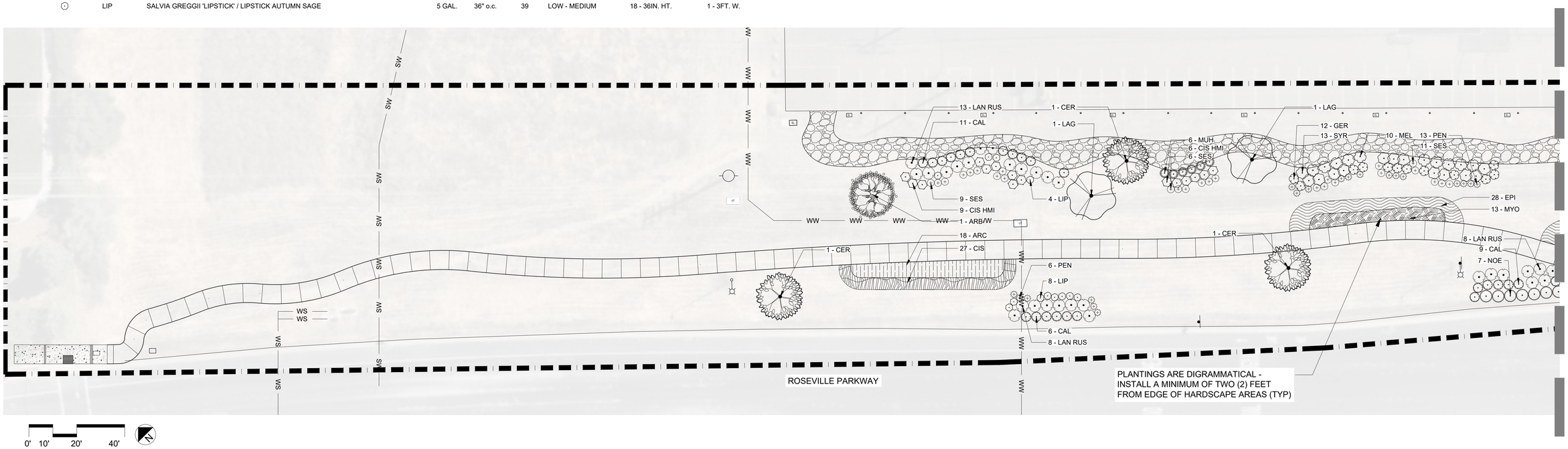
JOSHUA RAUL CERVANTES

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CANOPY	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
TREES								
	ARB	ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD TRUNK	15 GAL.	20'	3	LOW	10 - FT. HT.	25 - 40FT. W.
	CER	CERCIS OCCIDENTALIS / WESTERN REDBUD STANDARD TRUNK	15 GAL.	20'	7	VERY LOW - MEDIUM	10 - FT. HT.	10 - 15FT. W.
	LAG	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	15 GAL.	20'	8	MEDIUM	15 - 25FT. HT.	15 - 25FT. W.
	SEA	SEARSIA LANCEA / AFRICAN SUMAC	15 GAL.	25'	2	LOW - MEDIUM	15 - FT. HT.	15 - 25FT. W.

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
SHRUBS								
	CAL APR	CALIBRACHOA X 'APRICOT PUNCH' / APRICOT PUNCH SUPERBELLS® CALIBRACHOA	1 GAL.	24" o.c.	17	MEDIUM	6 - 18IN. HT.	1 - 3FT. W.
	CAL CWH	CALIBRACHOA X 'WHITE' / CALLIE® WHITE CALIBRACHOA	1 GAL.	24" o.c.	18	MEDIUM	6 - 18IN. HT.	1 - 3FT. W.
	CAL	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL.	48" o.c.	42	LOW	18 - 36IN. HT.	3 - 6FT. W.
	CIS HMI	CISTUS X HYBRIDUS 'MICKIE' / MICKIE ROCKROSE	5 GAL.	48" o.c.	15	LOW	3 - 6FT. HT.	3 - 6FT. W.
	NOE	GREVILLEA X 'NOELLII' / NOEL GREVILLEA	5 GAL.	60" o.c.	22	LOW - MEDIUM	3 - 6FT. HT.	3 - 6FT. W.
	LAN DAL	LANTANA CAMARA 'DALLAS RED' / DALLAS RED LANTANA	5 GAL.	48" o.c.	6	LOW - MEDIUM	18 - 36IN. HT.	1 - 3FT. W.
	LAN RUS	LANTANA CAMARA 'GOLD RUSH' / GOLD RUSH LANTANA	5 GAL.	60" o.c.	45	LOW - MEDIUM	6 - FT. HT.	1 - 3FT. W.
	LEU	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL.	60" o.c.	14	LOW	3 - 1FT. HT.	3 - 6FT. W.
	PER	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL.	36" o.c.	28	LOW	3 - 6FT. HT.	3 - 6FT. W.
	ROS	ROSA X 'NOARE' / FLOWER CARPET® RED GROUNDCOVER ROSE	1 GAL.	24" o.c.	26	MEDIUM	6 - FT. HT.	1 - 3FT. W.
	RUS	RUSSELIA EQUISETIFORMIS / FIRECRACKER PLANT	5 GAL.	48" o.c.	7	LOW - MEDIUM	3 - 6FT. HT.	3 - 6FT. W.
	GER	SALVIA CHAMAEDRYOIDES / GERMANDER SAGE	5 GAL.	48" o.c.	12	LOW - MEDIUM	6 - 18IN. HT.	1 - 3FT. W.
	LIP	SALVIA GREGGII 'LIPSTICK' / LIPSTICK AUTUMN SAGE	5 GAL.	36" o.c.	39	LOW - MEDIUM	18 - 36IN. HT.	1 - 3FT. W.

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
	MEL	SALVIA MELLIFERA / BLACK SAGE	5 GAL.	60" o.c.	10	VERY LOW	3 - 6FT. HT.	3 - 6FT. W.
	SYR	SYRINGA VULGARIS 'LAVENDER LADY' / LAVENDER LADY COMMON LILAC	5 GAL.	60" o.c.	31	LOW	< 15FT. HT.	3 - 6FT. W.
GRASSES								
	MUH	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	2 GAL.	48" o.c.	12	LOW	18 - 36IN. HT.	1 - 3FT. W.
	PEN	PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS	2 GAL.	36" o.c.	66	LOW - HIGH	18 - 36IN. HT.	1 - 3FT. W.
	SES	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	2 GAL.	36" o.c.	106	MEDIUM	6 - 18IN. HT.	1 - 3FT. W.
GROUND COVERS								
	ARC	ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR' / CARMEL SUR LITTLE SUR MANZANITA	1 GAL.	60" o.c.	28	VERY LOW	6 - 18IN. HT.	3 - 6FT. W.
	CIS	CISTUS X HYBRIDUS / WHITE ROCKROSE	1 GAL.	48" o.c.	45	LOW	18 - 36IN. HT.	3 - 6FT. W.
	EPI	EPILOBIUM CANUM / CALIFORNIA FUCHSIA	1 GAL.	48" o.c.	260	LOW	6 - 18IN. HT.	1 - 3FT. W.
	MYO	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK TRAILING MYOPORUM	1 GAL.	60" o.c.	115	LOW - MEDIUM	< - 1FT. HT.	6 - 10FT. W.



SCALE: 1:20
DATE: 7/09/25

100% DRAWINGS

CITY OF ROSEVILLE CALIFORNIA

CWJ #: 500465
PROJECT #: EN25-0170
DESIGN:
DRAWING:

SEAL : TARA L. LIGGE, No. 5466, Exp. April 2026, LANDSCAPE, STATE OF CALIFORNIA

CITY APPROVAL :

REVISIONS

N°	DATE	DESCRIPTION
3	6/16/25	DESIGN ADJUSTMENTS
4	7/9/25	DESIGN ADJUSTMENTS

THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

PLANTING PLAN

L5.1
SHEET: 19 OF 25

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

JOSHUA RAUL CERVANTES

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CANOPY	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
TREES								
	ARB	ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD TRUNK	15 GAL.	20'	3	LOW	10 - FT. HT.	25 - 40FT. W.
	CER	CERCIS OCCIDENTALIS / WESTERN REDBUD STANDARD TRUNK	15 GAL.	20'	7	VERY LOW - MEDIUM	10 - FT. HT.	10 - 15FT. W.
	LAG	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	15 GAL.	20'	8	MEDIUM	15 - 25FT. HT.	15 - 25FT. W.
	SEA	SEARSIA LANCEA / AFRICAN SUMAC	15 GAL.	25'	2	LOW - MEDIUM	15 - FT. HT.	15 - 25FT. W.

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
SHRUBS								
	CAL APR	CALIBRACHOA X 'APRICOT PUNCH' / APRICOT PUNCH SUPERBELLS® CALIBRACHOA	1 GAL.	24" o.c.	17	MEDIUM	6 - 18IN. HT.	1 - 3FT. W.
	CAL CWH	CALIBRACHOA X 'WHITE' / CALLIE® WHITE CALIBRACHOA	1 GAL.	24" o.c.	18	MEDIUM	6 - 18IN. HT.	1 - 3FT. W.
	CAL	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL.	48" o.c.	42	LOW	18 - 36IN. HT.	3 - 6FT. W.
	CIS HMI	CISTUS X HYBRIDUS 'MICKIE' / MICKIE ROCKROSE	5 GAL.	48" o.c.	15	LOW	3 - 6FT. HT.	3 - 6FT. W.
	NOE	GREVILLEA X 'NOELLII' / NOEL GREVILLEA	5 GAL.	60" o.c.	22	LOW - MEDIUM	3 - 6FT. HT.	3 - 6FT. W.
	LAN DAL	LANTANA CAMARA 'DALLAS RED' / DALLAS RED LANTANA	5 GAL.	48" o.c.	6	LOW - MEDIUM	18 - 36IN. HT.	1 - 3FT. W.
	LAN RUS	LANTANA CAMARA 'GOLD RUSH' / GOLD RUSH LANTANA	5 GAL.	60" o.c.	45	LOW - MEDIUM	6 - FT. HT.	1 - 3FT. W.
	LEU	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL.	60" o.c.	14	LOW	3 - 1FT. HT.	3 - 6FT. W.
	PER	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL.	36" o.c.	28	LOW	3 - 6FT. HT.	3 - 6FT. W.
	ROS	ROSA X 'NOARE' / FLOWER CARPET® RED GROUNDCOVER ROSE	1 GAL.	24" o.c.	26	MEDIUM	6 - FT. HT.	1 - 3FT. W.
	RUS	RUSSELIA EQUISETIFORMIS / FIRECRACKER PLANT	5 GAL.	48" o.c.	7	LOW - MEDIUM	3 - 6FT. HT.	3 - 6FT. W.
	GER	SALVIA CHAMAEDRYOIDES / GERMANDER SAGE	5 GAL.	48" o.c.	12	LOW - MEDIUM	6 - 18IN. HT.	1 - 3FT. W.
	LIP	SALVIA GREGGII 'LIPSTICK' / LIPSTICK AUTUMN SAGE	5 GAL.	36" o.c.	39	LOW - MEDIUM	18 - 36IN. HT.	1 - 3FT. W.

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY	WATER USE	MATURE HEIGHT	MATURE WIDTH
	MEL	SALVIA MELLIFERA / BLACK SAGE	5 GAL.	60" o.c.	10	VERY LOW	3 - 6FT. HT.	3 - 6FT. W.
	SYR	SYRINGA VULGARIS 'LAVENDER LADY' / LAVENDER LADY COMMON LILAC	5 GAL.	60" o.c.	31	LOW	< 15FT. HT.	3 - 6FT. W.
GRASSES								
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	SES	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	2 GAL.	36" o.c.	106	MEDIUM	6 - 18IN. HT.	1 - 3FT. W.
GROUND COVERS								
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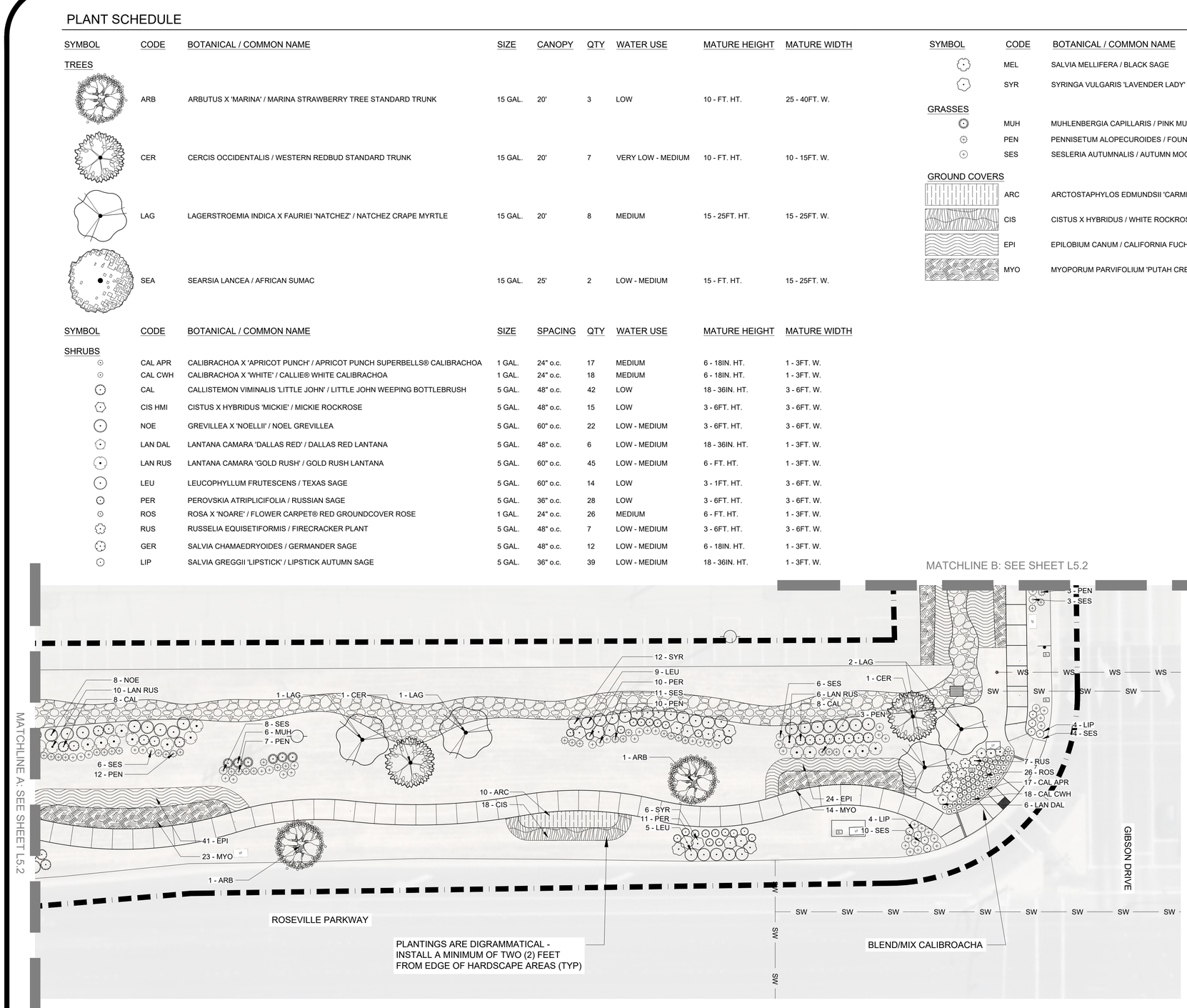
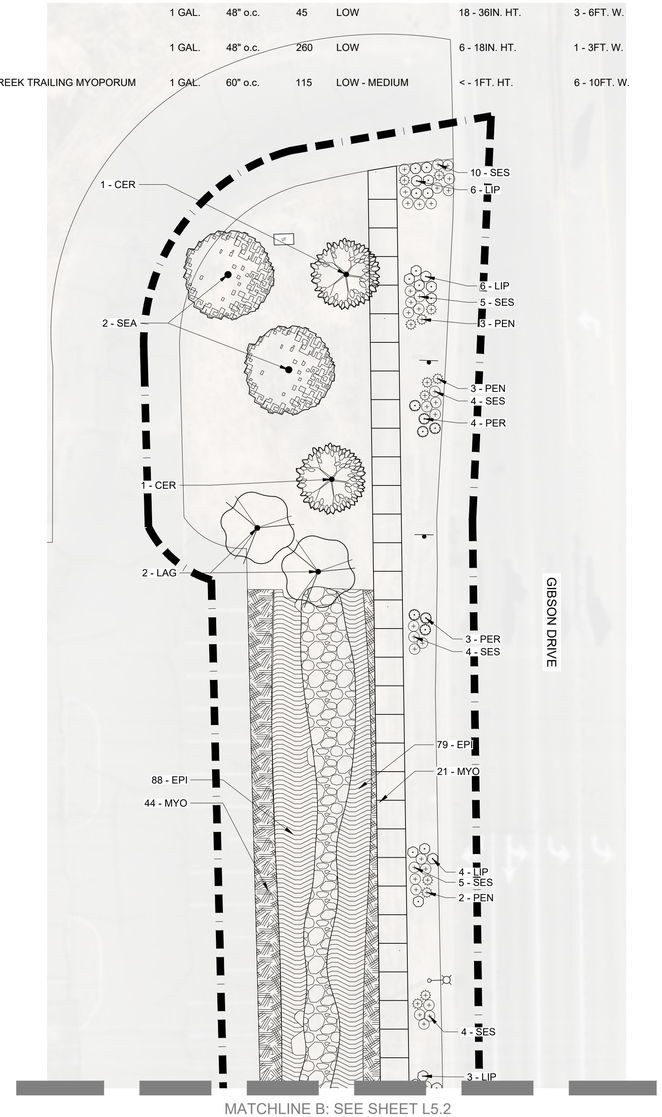
	EPI	EPILOBIUM CANUM / CALIFORNIA FUCHSIA	1 GAL.	48" o.c.	260	LOW	6 - 18IN. HT.	1 - 3FT. W.
	MYO	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK TRAILING MYOPORUM	1 GAL.	60" o.c.	115	LOW - MEDIUM	< - 1FT. HT.	6 - 10FT. W.





SCALE: 1:20
DATE: 7/09/25

100% DRAWINGS

CITY OF ROSEVILLE CALIFORNIA

CWJ #: 500465
PROJECT #: EN25-0170
DESIGN:
DRAWING:

SEAL : JARA L. GEE, No. 3668, Exp. April 30, 2026, LANDSCAPE ARCHITECT, STATE OF CALIFORNIA

CITY APPROVAL :

REVISIONS

N°	DATE	DESCRIPTION
3	6/16/25	DESIGN ADJUSTMENTS
4	7/9/25	DESIGN ADJUSTMENTS

THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

PLANTING PLAN

L5.2
SHEET: 20 OF 25

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

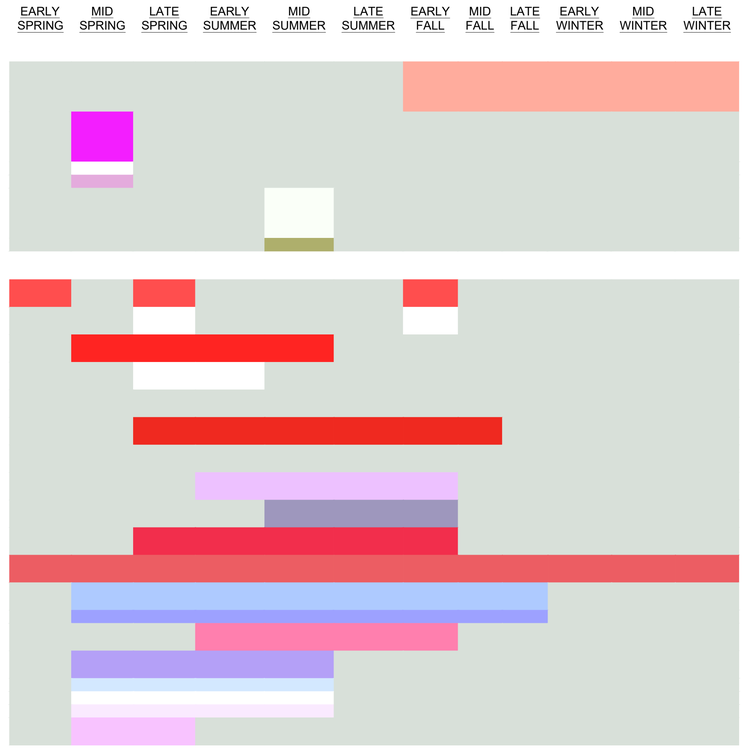
JOSHUA RAUL CERVANTES

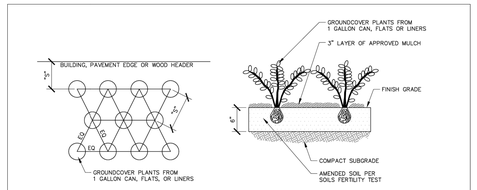
0 BLOOM SCHEDULE

N.T.S.

BLOOM SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	ARB	ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD TRUNK
	CER	CERCIS OCCIDENTALIS / WESTERN REDBUD STANDARD TRUNK
	LAG	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE
SHRUBS		
	CAL APR	CALIBRACHOA X 'APRICOT PUNCH' / APRICOT PUNCH SUPERBELLS® CALIBRACHOA
	CAL CWH	CALIBRACHOA X 'WHITE' / CALLIE® WHITE CALIBRACHOA
	CAL	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH
	CIS HMI	CISTUS X HYBRIDUS 'MICKIE' / MICKIE ROCKROSE
	NOE	GREVILLEA X 'NOELLII' / NOEL GREVILLEA
	LAN DAL	LANTANA CAMARA 'DALLAS RED' / DALLAS RED LANTANA
	LAN RUS	LANTANA CAMARA 'GOLD RUSH' / GOLD RUSH LANTANA
	LEU	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE
	PER	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE
	ROS	ROSA X 'NOARE' / FLOWER CARPET® RED GROUNDCOVER ROSE
	RUS	RUSSELIA EQUISETIFORMIS / FIRECRACKER PLANT
	GER	SALVIA CHAMAEDRYOIDES / GERMANDER SAGE
	LIP	SALVIA GREGGII 'LIPSTICK' / LIPSTICK AUTUMN SAGE
	MEL	SALVIA MELLIFERA / BLACK SAGE
	SYR	SYRINGA VULGARIS 'LAVENDER LADY' / LAVENDER LADY COMMON LILAC
GRASSES		
	MUH	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
	PEN	PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS
	SES	SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS
GROUND COVERS		
	ARC	ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR' / CARMEL SUR LITTLE SUR MANZANITA
	CIS	CISTUS X HYBRIDUS / WHITE ROCKROSE
	EPI	EPILOBIUM CANUM / CALIFORNIA FUCHSIA
	MYO	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK TRAILING MYOPORUM





NOTES
1. "5" REFERS TO PLANT SPACING, SEE PLANT TABLE ON CONSTRUCTION DOCUMENTS.

JJ GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

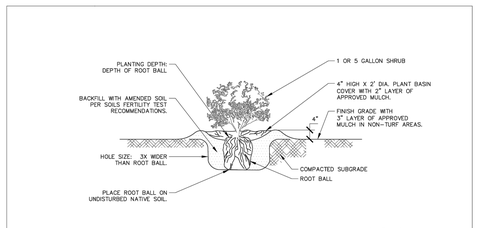
GROUNDCOVER PLANTING

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–LS–1

1 CITY STANDARD DETAIL

N.T.S.



NOTES
1. AMENDMENT SHALL BE CONSISTENT WITH SOILS FERTILITY TEST.
2. PLANTING AREAS SHALL BE TREATED WITH PRE-EMERGENT AFTER PLANTING IS COMPLETE AND PRIOR TO MULCH INSTALLATION.
3. SCORE ROOT BALL IN VARIOUS LOCATIONS.

JJ GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

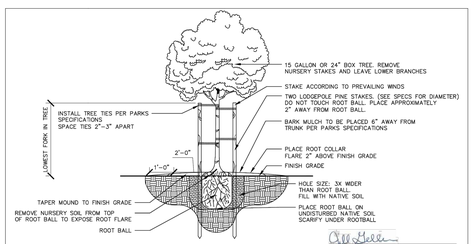
SHRUB PLANTING

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–LS–2

2 CITY STANDARD DETAIL

N.T.S.



NOTES
1. SCORE ROOT BALL AND CUT GIRDLING ROOTS ON ALL FOUR SIDES OF ROOT BALL.
2. FOR LAWN AREAS: PROVIDE A 5' DIA. AREA FREE OF TURF.
3. TREES FURNISHED IN #15 NURSERY CONTAINERS REQUIRE 2" DIA. STAKES. TREES LESS THAN 8' IN HEIGHT REQUIRE AN 8' STAKE. TREES 8' OR GREATER IN HEIGHT REQUIRE A 10' STAKE. TREES FURNISHED IN 24" BOXES REQUIRE 3" DIA. BY 10' LONG STAKES.
4. INSTALL TREE TIES AT 2/3 OF TREE HEIGHT AND 2 TREE TIES AT 1/2 OF TREE HEIGHT PER PARKS SPECIFICATIONS
5. TREE STAKES SHOULD BE INSERTED INTO THE GROUND TO A MINIMUM DEPTH OF 18".
6. TREES TO BE STRUCTURALLY PRUNED BEFORE PLANTING. ESTABLISH A CENTRAL LEADER AND REDUCE OR REMOVE CODOMINANT LEADERS.

JJ GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

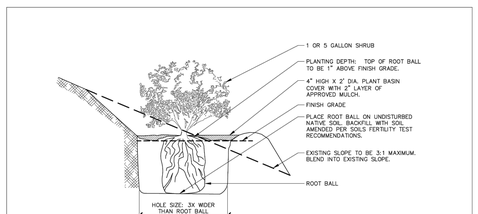
TREE PLANTING

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–LS–4

3 CITY STANDARD DETAIL

N.T.S.



NOTES
1. PLANTER AREAS SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE AFTER PLANTING IS COMPLETE AND PRIOR TO MULCH INSTALLATION.
2. BUBBLERS TO BE PLACED ON UPHILL SIDE OF SHRUB.
3. SCORE ROOT BALL IN VARIOUS LOCATIONS.

JJ GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

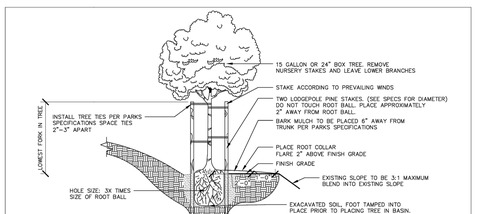
SHRUB PLANTING ON SLOPES

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PK–LS–3

4 CITY STANDARD DETAIL

N.T.S.



NOTES
1. SCORE ROOT BALL AND CUT GIRDLING ROOTS ON ALL FOUR SIDES OF ROOT BALL.
2. TREES FURNISHED IN #15 NURSERY CONTAINERS REQUIRE 2" DIA. STAKES. TREES LESS THAN 8' IN HEIGHT REQUIRE AN 8' STAKE. TREES 8' OR GREATER IN HEIGHT REQUIRE A 10' STAKE. TREES FURNISHED IN 24" BOXES REQUIRE 3" DIA. BY 10' LONG STAKES.
3. INSTALL 2 TREE TIES AT 2/3 OF TREE HEIGHT AND 2 TREE TIES AT 1/2 OF TREE HEIGHT PER PARKS SPECIFICATIONS
4. STAKES SHOULD BE INSERTED INTO THE GROUND TO A MINIMUM DEPTH OF 18".
5. TREES TO BE STRUCTURALLY PRUNED BEFORE PLANTING. ESTABLISH CENTRAL LEADER AND REDUCE OR REMOVE CODOMINANT LEADERS.
6. REMOVE NURSERY SOIL FROM TOP OF ROOT BALL TO EXPOSE ROOT FLARE

JJ GELLER, CPRE
PARKS, RECREATION & LIBRARIES DIRECTOR

CITY OF ROSEVILLE CALIFORNIA — PARKS, RECREATION, & LIBRARIES DEPARTMENT

TREE PLANTING ON SLOPES

SCALE: NONE
REVISED: JULY 2025
REVIEWED BY: T. GEE
APPROVED BY: J. GELLER

PL–LS–5

5 CITY STANDARD DETAIL

N.T.S.

SCALE:
DATE: 7/09/25

100% DRAWINGS

CALL BEFORE YOU DIG — 800-642-2444

CITY OF ROSEVILLE CALIFORNIA

CWJ #:	500465
PROJECT #:	EN25-0170
DESIGN:	
DRAWING:	

SEAL: TARA L. GEE, No. 5852, Exp. April 2026, LANDSCAPE, STATE OF CALIFORNIA

CITY APPROVAL :

REVISIONS

N°	DATE	DESCRIPTION
3	6/16/25	DESIGN ADJUSTMENTS
4	7/9/25	DESIGN ADJUSTMENTS

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

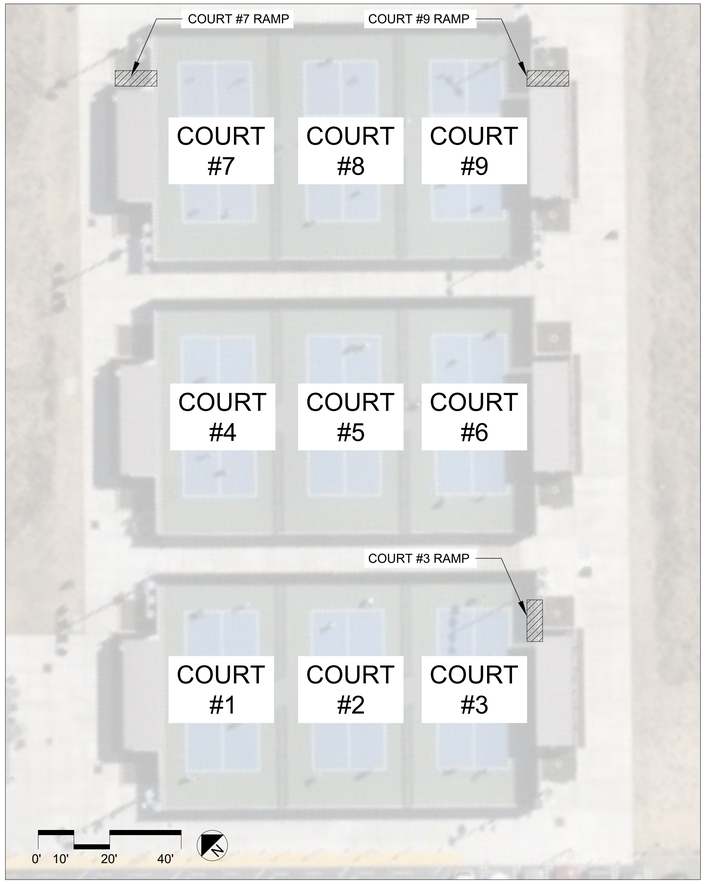
THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
201 GIBSON DRIVE, ROSEVILLE, CA, 95678

PLANTING DETAILS

L5.3

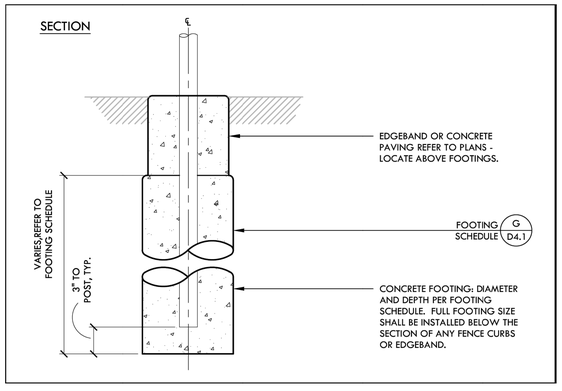
SHEET: 21 OF 25

JOSHUA RAUL CERVANTES



00 CONCRETE RAMP LOCATIONS

NTS



0 FENCE FOOTING DETAIL - REFERENCE

NTS

FENCE POST & FOOTING SCHEDULE

DESCRIPTION	HEIGHT	LINE POST (STD. GALV. PIPE)	CORNER/END POST (STD. GALV. PIPE)	FOOTING DIMENSIONS
CHAIN LINK FENCE	48"	1 ⅞" DIA. STD.	2" DIA. STD.	12" DIA. X 2'-6" DEEP
CHAIN LINK FENCE WITH WINDSCREEN	10'	4" DIA. STD.	4" DIA. STD	18" DIA. X 5'-6" DEEP
TRELLIS SYSTEM	8'	3" SQUARE	3" SQUARE	10" DIA. X 42" DEEP

GATE POST FOOTING SCHEDULE

DESCRIPTION	SIZE (H x L)	GATE POST (STD. GALV. PIPE)	FOOTING DIMENSIONS
CHAIN LINK SWING GATE WITH TRANSOM AND WINDSCREEN	8' X 4'	4" DIA. STD.	18" DIA. X 4'-6" DEEP

NOTES:
1. REFER TO PLANS & DETAILS FOR POST LOCATIONS AND TOP OF POST FOOTING.
2. REFER TO FENCE FOOTING DETAIL,DETAIL 0THIS SHEET
3. THE PIPE SIZES INDICATED ARE FOR NPS, REFER TO SPECIFICATIONS.

1 FOOTING SCHEDULE - REFERENCE

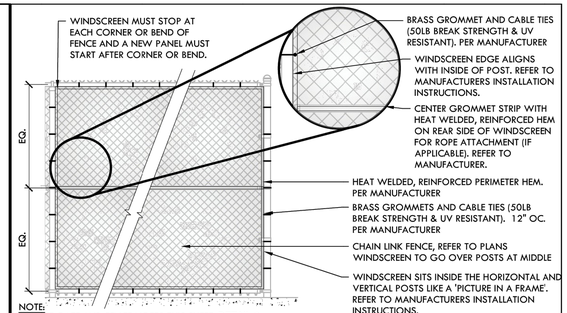
NTS

NOTES PERTAIN TO ALL GATE AND FENCE DETAILS:

1. FENCE FABRIC ON PERIMETER FENCING IS TO BE ON COURT SIDE.
2. BOTTOM RAIL TO BE 2" FROM FINISH GRADE, FENCE FABRIC BOTTOM EDGE TO BE 1" FROM FINISH GRADE.
3. SUBMIT SHOP DRAWINGS FOR ACCEPTANCE BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. GATES IN ACCESSIBLE PATH OF TRAVEL MUST MEET ENTRY AND EXIT DOOR REQUIREMENTS FOR ACCESSIBILITY PER 2019 CALIFORNIA BUILDING CODE (11B-404). REFER TO ACCESSIBILITY PLANS L0.01.
5. ALL PEDESTRIAN SWING GATES SHALL HAVE A KICK PLATE ATTACHMENT.
6. REFER TO PLANS FOR EDGEBAND TYPE UNLESS OTHERWISE NOTED.
7. REFER TO PLANS AND DETAILS FOR FENCING WITH CURBS AND CHANGE IN ELEVATIONS.
8. TACK WELD HINGES TO POSTS AT GATES.
9. THE PIPE SIZES INDICATED ARE NPS FOR: STANDARD PIPE SCHEDULE 40.
10. ALL FENCE POST SET IN CONCRETE SHALL BE COATED WITH ONE COAT OF BITUMINOUS PAINT.

2 FENCE AND GATE NOTES - REFERENCE

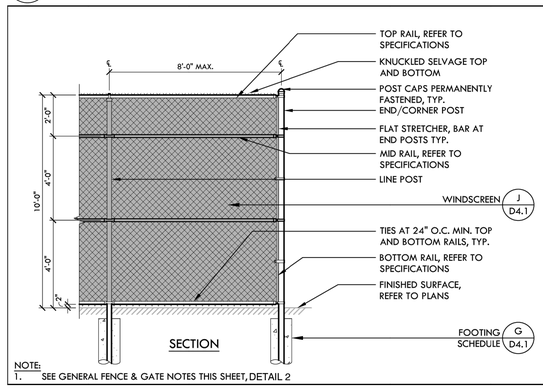
NTS



NOTE:
1. SEE GATE AND FENCE NOTES THIS SHEET, DETAIL 2
2. FENCES TALLER THAN 9'-0" SHALL HAVE RECTANGULAR AIR VENT CUT OUT EVERY TWELVE FEET WITH HEAT WELDED, REINFORCED PERIMETER HEM.
3. THE CONTRACTOR TO FIELD MEASURE PRIOR TO ORDERING TO AVOID EXTRA FABRIC. NO "BUNCHING" OR "ROLLING" OF FABRIC TO "FIT" THE PANELS IS ALLOWED NOR IS EXTRA FABRIC ALLOWED TO WRAP OVER THE FENCE OR SIT ON THE GROUND.

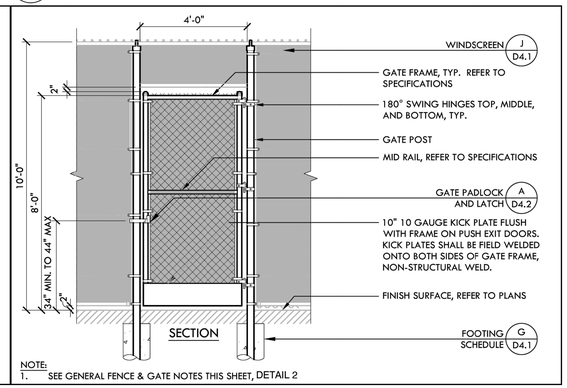
3 WINDSCREEN - REFERENCE

NTS



NOTE:
1. SEE GENERAL FENCE & GATE NOTES THIS SHEET, DETAIL 2

4 FENCE AND GATE NOTES - REFERENCE



NOTE:
1. SEE GENERAL FENCE & GATE NOTES THIS SHEET, DETAIL 2

5 WINDSCREEN - REFERENCE

CONCRETE RAMP, GATE, AND CHAIN-LINK FENCE NOTES:

CONCRETE RAMP NOTES

1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND EXAMINE MATERIALS AND PROCESS NEEDED TO SUCCESSFULLY PERFORM THE SCOPE OF WORK SHOWN. REFER TO PARKS STANDARDS AND SPECIFICATIONS FOR CONCRETE TYPE AND PROCESS.
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3. ALL CONCRETE RAMPS LENGTH AND WIDTH SHALL BE REPLACED IN KIND OR OTHERWISE APPROVED BY THE CITY
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CHAIN-LINK GATE AND FENCING NOTES

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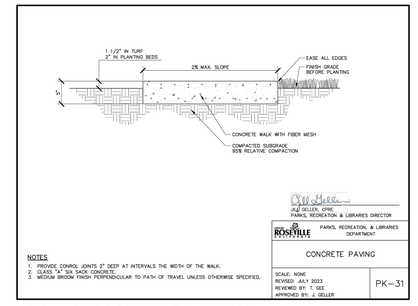
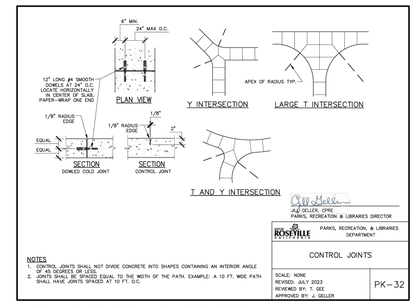


6 CITY STANARD DETAIL

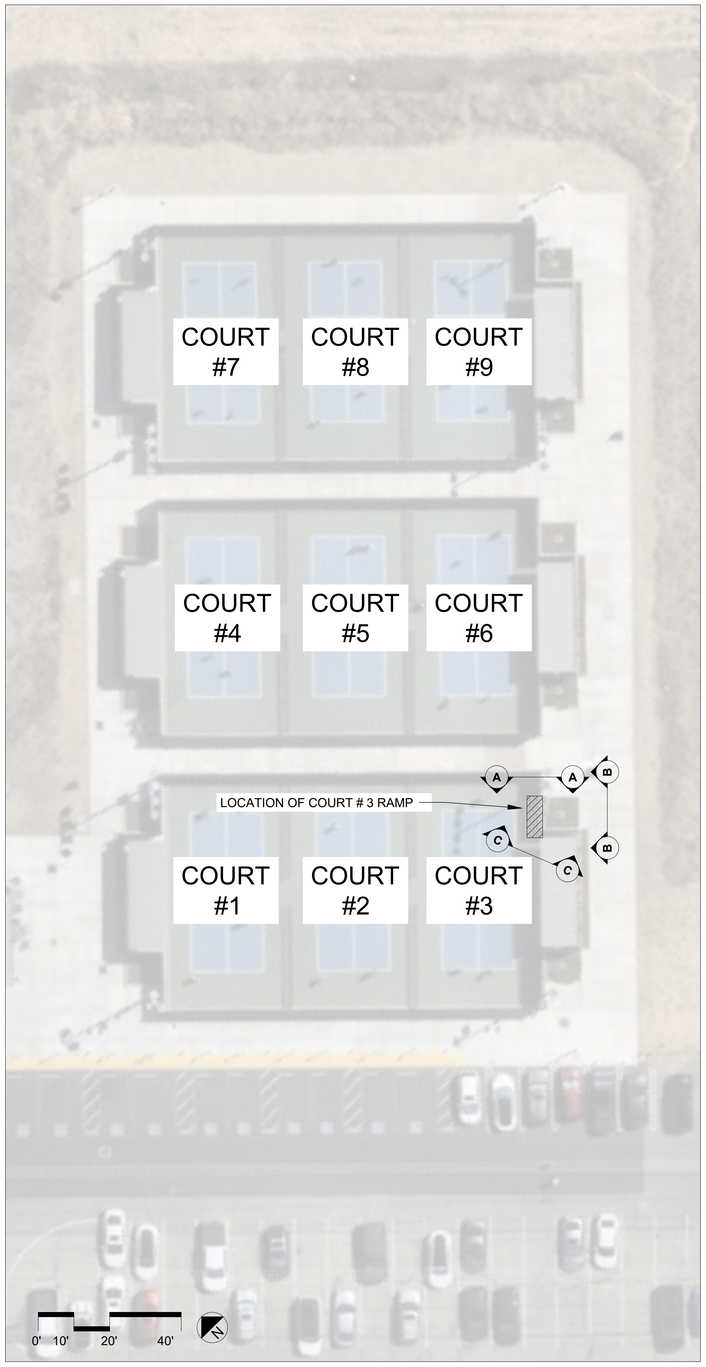


7 CITY STANDARD DETAIL

SCALE: 1:20		CWJ #: 500465	SEAL :	CITY APPROVAL :	REVISIONS			THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT
DATE: 7/09/25		PROJECT #: EN25-0170			N°	DATE	DESCRIPTION	201 GIBSON DRIVE, ROSEVILLE, CA, 95678
100% DRAWINGS	CITY OF ROSEVILLE CALIFORNIA	DESIGN:			3	6/16/25	DESIGN ADJUSTMENTS	CONCRETE ENTRANCE RAMPS AND FENCING REMOVAL/REPLACEMENT NOTES/DETAILS
		DRAWING:			4	7/9/25	DESIGN ADJUSTMENTS	L6.0
								SHEET: 22 OF 25

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

JOSHUA RAUL CERVANTES



00 COURT #3 RAMP LOCATION

NTS

CONCRETE RAMP, GATE, AND CHAIN-LINK FENCE NOTES:

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A IMAGE AA A



B IMAGE BB B



C IMAGE CC C

SCALE:	1:20	CWJ #:	500465
DATE:	7/09/25	PROJECT #:	EN25-0170
100% DRAWINGS		DESIGN:	
		DRAWING:	

SEAL: TARA L. RICE, No. 3662, Exp. April 2026, LANDSCAPE ARCHITECT, STATE OF CALIFORNIA

CITY APPROVAL :

REVISIONS

N°	DATE	DESCRIPTION
3	6/16/25	DESIGN ADJUSTMENTS
4	7/9/25	DESIGN ADJUSTMENTS

THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT

201 GIBSON DRIVE, ROSEVILLE, CA, 95678

CONCRETE ENTRANCE RAMPS AND FENCING REMOVAL/REPLACEMENT - ADDITIVE ALTERNATE

L6.1

SHEET: 23 OF 25

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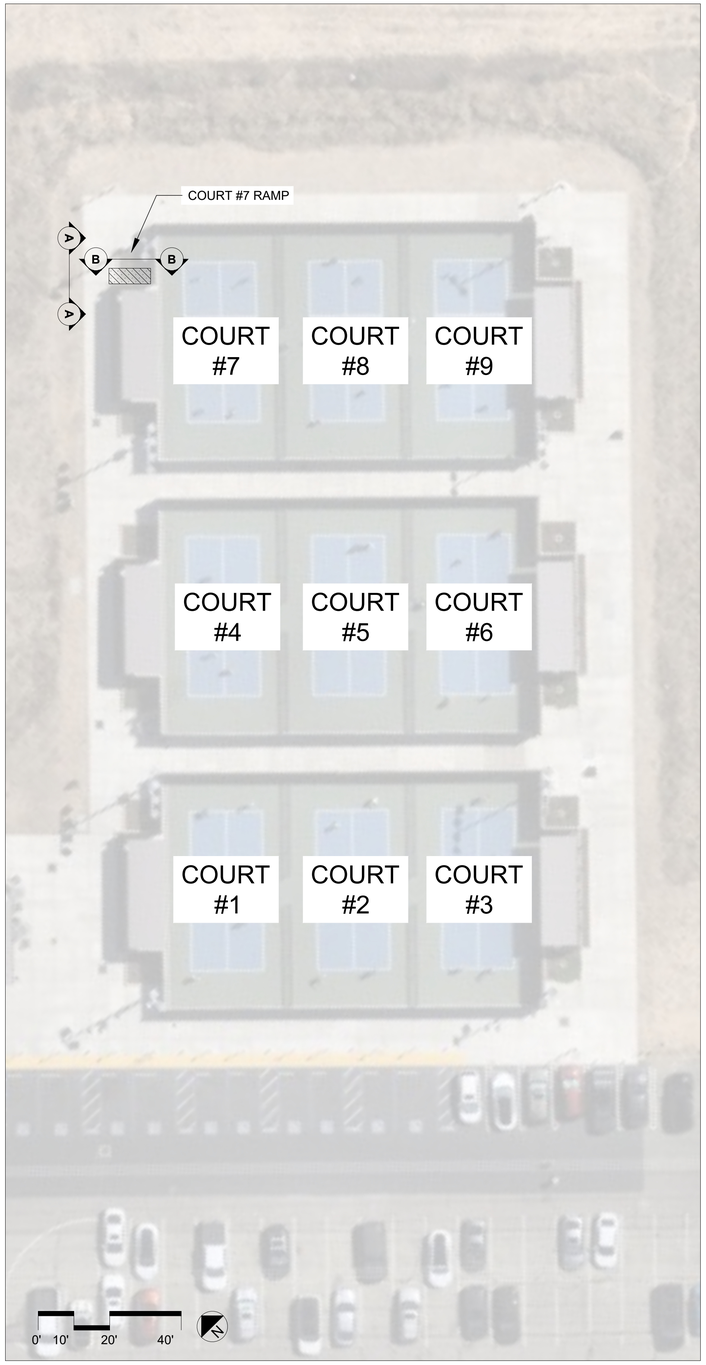
JOSHUA RAUL CERVANTES



00 COURT #7 RAMP LOCATION

NTS

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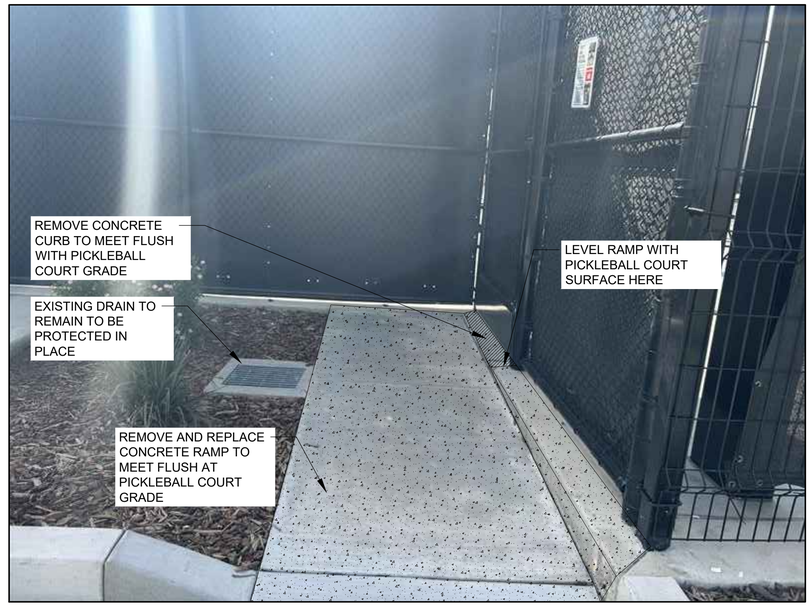

A IMAGE AA A



B IMAGE BB B

SCALE: 1:20		CWJ #: 500465	SEAL :	CITY APPROVAL :	REVISIONS			THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT	CONCRETE ENTRANCE RAMPS AND FENCING REMOVAL/REPLACEMENT - ADDITIVE ALTERNATE	L6.2
DATE: 7/09/25		PROJECT #: EN25-0170			N°	DATE	DESCRIPTION			SHEET: 24 OF 25
100% DRAWINGS	CITY OF ROSEVILLE CALIFORNIA	DESIGN:			3	6/16/25	DESIGN ADJUSTMENTS	201 GIBSON DRIVE, ROSEVILLE, CA, 95678		
		DRAWING:			4	7/9/25	DESIGN ADJUSTMENTS			

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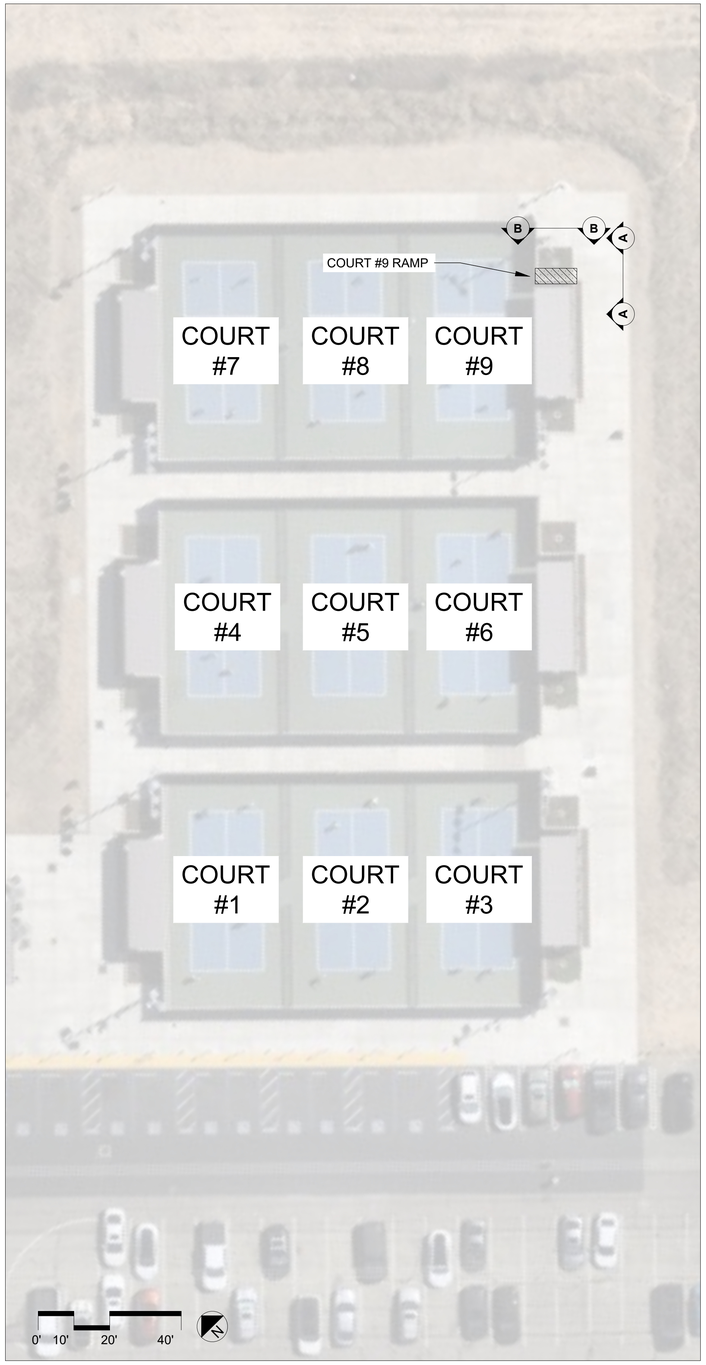
JOSHUA RAUL CERVANTES



00 COURT #9 RAMP LOCATION
NTS

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A IMAGE AA A

B IMAGE BB B

SCALE: 1:20		CWJ #: 500465	SEAL :	CITY APPROVAL :	REVISIONS			THE COURTS AT GIBSON PARK FRONTAGE IMPROVEMENT PROJECT	CONCRETE ENTRANCE RAMPS AND FENCING REMOVAL/REPLACEMENT - ADDITIVE ALTERNATE	L6.3
DATE: 7/09/25		PROJECT #: EN25-0170			N°	DATE	DESCRIPTION	201 GIBSON DRIVE, ROSEVILLE, CA, 95678		SHEET: 25 OF 25
100% DRAWINGS	CITY OF ROSEVILLE CALIFORNIA	DESIGN:			3	6/16/25	DESIGN ADJUSTMENTS			
		DRAWING:			4	7/9/25	DESIGN ADJUSTMENTS			

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JOSHUA RAUL CERVANTES

The Courts at Gibson Park
Frontage Improvement Project

Vicinity Map



City Council Communication

Meeting Date: 8/6/2025
Item #: VI.13
File #: 0203-04
Item ID: 2025-485

Title:	Employee Engagement Survey - Sole Source Contract Purchase Agreement
Contact:	Kate Rebello 916-774-5945 krebello@roseville.ca.us

SUMMARY

Staff recommends approval of a sole-source contract purchase agreement with Gallup, Inc. in the amount of $164,070 to provide the implementation over the next three years for the employee engagement survey. The implementation process each year includes questionnaire creation, communication planning, survey administration with participation monitoring and reporting, and staff webinars and leadership debriefing. In 2025, the City partnered with Gallup, Inc. to administer an employee engagement survey using Gallup's validated and proprietary Q12 survey tool. Continuing with Gallup ensures year-over-year consistency in data collection, benchmarking and analysis, which is critical for accurate trend tracking and action planning. City staff actively utilize Gallup's exclusive Gallup Access platform to analyze department and team survey results, track engagement metrics and develop department-specific action plans. Funding is included in the FY2025-26 City Manager's Office budget in the General Fund. The agreement reflects the Year 1 cost of $53,440, Year 2 cost of $54,690 and Year 3 cost of $55,940. Funding for Years 2 and 3 will be included in the proposed FY2026-27 and FY2027-28 City Manager's Office budgets in the General Fund.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution to approve a sole-source contract purchase agreement (3004802) with Gallup, Inc. for Employee Engagement Survey administration and authorize the City Manager to execute it on behalf of the City of Roseville.

BACKGROUND

Implementing the Gallup Employee Engagement Survey provides valuable insights into the health of the City's workplace culture and identifies specific opportunities to improve employee engagement and performance. This is especially important in the local government environment, where the City is actively competing for top talent in a highly competitive labor market.

A strong and engaging workplace culture is often a deciding factor for attracting skilled professionals and, just as critically, retaining high performers. High engagement leads to increased employee morale, better teamwork, and stronger commitment to the City's organizational mission - all of which contribute directly to the quality and continuity of services the City provides to our community.

By using Gallup's proven research-based methodology, staff can:

- Pinpoint areas of strength and areas needing improvement across teams and departments
- Empower leaders with data-driven insights to support and develop their staff

- Foster accountability and action through structured follow-up and goal-setting
- Improve retention by understanding and addressing what matters most to employees
- Enhance productivity, collaboration, and innovation across the organization

Ultimately, a more engaged workforce reduces the time and cost associated with recruiting, hiring, and training new employees, allowing more staff time to be dedicated to delivering services, not rebuilding capacity. This helps the City maintain operational stability, increase service quality, and uphold its long-term commitments to the public.

In 2025, the City partnered with Gallup, Inc. to administer an employee engagement survey using Gallup's validated and proprietary Q12 survey tool. Continuing with Gallup ensures year-over-year consistency in data collection, benchmarking and analysis, which is critical for accurate trend tracking and action planning. City staff actively utilize Gallup's exclusive Gallup Access platform to analyze department and team survey results, track engagement metrics and develop department-specific action plans.

FISCAL IMPACT

The contract amount is not to exceed $164,070 for the three-year agreement, with funding for FY2025-26 included in the City Manager's Office budget in the General Fund. The agreement reflects the Year 1 cost of $53,440, Year 2 cost of $54,690 and Year 3 cost of $55,940. Funding for Years 2 and 3 will be included in the proposed FY2026-27 and FY2027-28 City Manager's Office budgets in the General Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)).

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

6. Deliver exceptional City services

Respectfully Submitted,
Kate Rebello, Organizational Performance Program Administrator

Megan Scheid, Deputy City Manager

ATTACHMENTS:

1. Resolution 25-255
2. Contract Purchase Agreement
3. Sole Source - Gallup Inc. ($164070)

REVIEWERS:

Kate Rebello, Public Affairs and Communications Department	Created/Initiated - 7/15/2025
Megan Scheid, City Manager Department - Deputy City Manager	Approved - 7/17/2025

Gretchen Hakala, City Attorney Department	Approved - 7/18/2025
Katrina Six, City Clerk Department	Approved - 7/21/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/21/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/24/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/24/2025
Katrina Six, City Clerk Department	Final Approval - 7/24/2025

RESOLUTION NO. 25-255

APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND GALLUP, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a contract purchase agreement (3004802) for the Gallup Employee Engagement Survey, by and between the City of Roseville and Gallup, 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.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

Contract Purchase Agreement 3004802

Supplier Details:

Company	Gallup Inc
Contact	Anna Zhang
Address	1001 Gallup Dr
	Omaha, NE 68102

Submit your response to:

Company	City of Roseville
Contact	Erica Kaminski
Address	Purchasing Division
	311 Vernon St
	Roseville, CA 95678
Phone	(916) 746-1108
Fax	(916) 746-1115
E-mail	enkaminski@roseville.ca.us

This Contract Purchase Agreement is sent for your review and acceptance. Notify the Buyer via email of any needed changes to the company name, address, and contact information. The Buyer will update the agreement prior to you signing the document.

Return signed copies of the agreement to the Buyer noted on the agreement. Alterations or modifications to the agreement are not allowed. Upon receipt of all necessary documents, the City will sign the agreement and return a fully executed copy to you. Receipt of the signed copy will be your notice to proceed with the work in accordance with the terms and conditions of the agreement. Work must not begin until the contract has been fully executed.

The following guidelines must be followed for the signature block on the agreement:

Sole proprietorship - **By owner**

Partnership - **Any general partner**

Corporation - **Two options:**
(1) A signature from the President and the corporate seal; **OR**
(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

*General Manager, Office Manager and/or Sales Manager are **not** corporate officer titles. The agreement will be rejected if not signed in accordance with these guidelines.

Insurance requirements:
The City's insurance requirements are referenced on Attachment A of the agreement. By signing the agreement, you are confirming that your company has the minimum insurance limits required.

CITY OF ROSEVILLE CALIFORNIA

Contract Purchase Agreement 3004802

Agreement	**3004802**
Agreement Date	**15-JUL-2025**
Revision	**0**
Agreement Amount	**164,070.00 USD**

Invoice To	**City of Roseville** **Accounts Payable** **311 Vernon St** **ROSEVILLE CA 95678**	Supplier	**Gallup Inc** 1001 Gallup Dr Omaha, NE 68102
Phone:	(916) 774-5488	**Phone:**	(402) 818-1807
Fax:	(916) 784-3796	**Fax:**	()
Email:	accountspayable@roseville.ca.us	**Email:**	anna_zhang@gallup.com

Description of Labor, equipment and/or materials

VENDOR SHALL PROVIDE EMPLOYEE ENGAGEMENT IMPLEMENTATION PACKAGE, GALLUP ACCESS WORKPLACE SURVEY BUSINESS SUBSCRIPTION, AND CONSULTING SERVICES IN ACCORDANCE WITH THE ATTACHED NEGOTIATED GALLUP, INC. PROPOSAL DATED 6/11/25 UTILIZING THE CITY OF ROSEVILLE TERMS AND CONDITIONS NEGOTIATED FOR GALLUP, INC. DATED 7/14/25.

PLEASE CONTACT KATE REBELLO IN THE CITY MANAGER'S OFFICE AT (916) 774-5945 OR KREBELLO@ROSEVILLE.CA.US FOR ANY QUESTIONS REGARDING THIS AGREEMENT.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	16059	**Net 30**	**Freight on Board at the destination**	**Destination**	**Best Method**

Start Date	End Date	Confirm To
01-Oct-2025	**30-Sep-2028**	**Erica Kaminski** Phone **1-916-746-1108**

Attention: Total Cost not to exceed the agreement amount without prior approval of the Purchasing office.

Docusign Envelope ID: 8ABDFC38-D689-4DA9-9297-E64F56CCC4D3

Contract Terms and Conditions

1. To the fullest extent allowed by law, Consultant shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Consultant's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Consultant's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

2. Consultant is an independent contractor, and shall not be considered an officer, agent, or employee of the City.

3. Without the written consent of the City, this Agreement is not assignable by Consultant either in whole or in part.

4. Time is of the essence of this Agreement.

5. Either party may terminate this Agreement and or Scope of Services if the other party breaches any material obligation set forth herein or in the applicable Scope of Services, which breach is capable of cure or which, being capable of cure, has not been cured within thirty (30) days after receipt of written notice of such breach from the non-breaching party, or within such additional cure period as the non-breaching party may authorize in writing. Consultant acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.

6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.

7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.

8. Unless notified to the contrary, in writing, the City assumes that the Consultant has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement. Any work product created for City pursuant to this Agreement is deemed owned by City.

9. All prevailing wages and fair employment practices must be adhered to. For prevailing wage contracts over $25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: _____http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm_____. In compliance with Labor Code Section 1773.2, as may be amended from time to time, Contractor shall cause a copy of this website to be posted at each jobsite, as applicable.
10. Consultant agrees to the below insurance requirements:

    a. Unless otherwise specified, the Consultant shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.

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b. Form. Consultant shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

c. Additional Insureds. Consultant shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of Consultant. The additional insured coverage under the Consultant's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office (ISO) CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be:

(1) the minimum coverage and limits specified in this Agreement; or

(2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

d. Cancellation/Modification. Consultant shall provide thirty (30) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.

e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.

f. Subconsultants. Consultant agrees to include in its contracts with all subconsultants the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subconsultants work. Furthermore, Consultant shall require its subconsultants to agree to be bound to Consultant and City in the same manner and to the same extent as Consultant is bound to City under this Agreement. Additionally, Consultant shall obligate its subconsultants to comply with these same provisions with respect to any tertiary subconsultant, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subconsultant or tertiary subconsultant upon request.

g. Self-Insured Retentions. All self-insured retentions (SIR) must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

h. Waiver of Subrogation. Consultant hereby agrees to waive subrogation which any insurer of Consultant may acquire from Consultant by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees, and volunteers for all worked performed by Consultant, its employees, agents, and sub consultants.

i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall

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not be construed to relieve Consultant of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.

11. Consultant shall comply with all federal, state, local laws, ordinances, and policies as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.

13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ". pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.

14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.

18. Consultant agrees that any and all information furnished by City shall be deemed proprietary and confidential. All such information, to the extent previously, presently, or subsequently disclosed to Consultant and/or processed and derived by Consultant services is the property of City and such property shall be deemed and treated as "Confidential Information" of City. Consultant acknowledges that such Confidential Information may contain information provided and/or generated by third-parties. Consultant agrees that such Confidential Information shall not be disclosed to any third party without written permission from City, except as required by law. Consultant shall not use the Confidential Information except to perform Consultant's services as directed by City.

19. All facilities, devices, networks, and services used to store, deliver, process, backup or purge Confidential Information will employ administrative, physical, technical, and procedural safeguards and best practices at a level sufficient to secure Confidential Information from unauthorized access, destruction, use, modification, or disclosure. Such measures will be no less protective than those used to secure Consultant's own information of a similar type, and in no event less than reasonable in view of the type and nature of the information involved. It is the City's expectation that Consultant, at its own expense, shall perform annual audits for any data centers that house Confidential Information, using an independent third-party audit that meets industry standards applicable to the services under this Agreement, and provide the audit report or certification upon request to City.

20. Consultant will retain Confidential Information until deleted by City or City-authorized third

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party, or for a time period mutually agreed upon by the parties to this Agreement.

21. Upon termination or expiration of this Agreement, Consultant will ensure that all Confidential Information is securely transferred to City within thirty (30) calendar days. Consultant will ensure that any transfer of Confidential Information is accomplished by methods that are compatible with the relevant City systems, and that City will have access to all Confidential Information during any such transfer. Consultant shall securely dispose of all Confidential Information when requested by City and Consultant will provide written notification to City once all Confidential Information has been securely disposed of.

22. Consultant shall report to City any data compromise or unauthorized access to Confidential Information within twenty-four (24) hours after Consultant discovers such data compromise or unauthorized access. Consultant will take commercially reasonable measures to address any such data compromise or unauthorized access in a timely manner. Except as otherwise required by law, Consultant will not provide notice to end users or other entities of any such data compromise or unauthorized access without written permission from City. Consultant will promptly reimburse City in full for all fees and costs incurred by City in any investigation, remediation or litigation resulting from any such data compromise or unauthorized access, including identity protection and restoration services for each person, who in the City's sole discretion, could be impacted by identity theft.

23. Consultant may not advertise that City is a client, list City as a reference or otherwise use City's name, logos, trademarks, or service marks without prior written permission from City.

24. Consultant acknowledges that services rendered under this agreement (including but not limited to service levels and operational levels) shall be performed in accordance with industry standards.

25. If the project referenced on this agreement is a Public Works project, then the following shall apply: No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

26. If the project referenced on this agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

27. Contractor/consultant's duties and services under this agreement shall not include preparing or assisting the public entity with any portion of the public entity's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with the public entity. The public entity entering this agreement shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this project. Contractor/consultant's participation in the planning, discussions, or drawing of project plans or specifications, if any, shall be limited to conceptual, preliminary, or initial plans or specifications. Contractor/consultant shall cooperate with the public entity to ensure that all bidders for a subsequent contract on any subsequent phase of this project have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by contractor pursuant to this agreement.

28. Consultant certifies that Consultant, its employees, directors, officers, agents, subcontractors, vendors, and volunteers are not presently debarred, excluded, suspended, declared ineligible, voluntarily excluded, or proposed for debarment, exclusion, suspension, or ineligibility by

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any federal, state, or local department or agency.

29. The Levine Act (Govt. Code, Section 84308) requires a Party (and its agent(s), if any) to a Proceeding before the City of Roseville that involves any action or consideration related to their contract, license, permit, or other entitlement for use, to disclose any campaign contributions made to City elected or appointed officers totaling more than $250 within the twelve (12) months prior to the City decision and while a proceeding is pending, and includes certain prohibitions on contribution activity thereafter. If applicable campaign contributions have been made by Contractor and/or its agent(s), Contractor is responsible for compliance, including for its disclosure obligations, if any, as further described at: https://www.roseville.ca.us/government/departments/city_clerk/transparency/levine_act.

30. This Agreement may be amended via change order, but only if such change order is made in writing, approved by the City, and signed by both parties.

31. CONSULTANT agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONSULTANT and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

    CONSULTANT and CITY agree that: (a) CONSULTANT is free from the control and direction of CITY in connection with the performance of the work; (b) CONSULTANT is providing services directly to CITY; (c) CONSULTANT has and will maintain at all relevant times a business license; (d) CONSULTANT maintains a business location that is separate from CITY; (e) CONSULTANT is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONSULTANT actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONSULTANT advertises and holds itself out to the public as available to provide the same or similar services; (h) CONSULTANT provides its own tools, vehicles, and equipment to perform the services; (i) CONSULTANT has negotiated its own rates; (j) CONSULTANT set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONSULTANT has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

32. At the conclusion or termination of the agreement, Gallup shall, within forty-five (45) days, permanently delete, expunge, and discard any and all information, data, Client property, material, etc. obtained, received, communicated, or otherwise made available to Gallup by Client, its agents, users, and employees.

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. 00851274

Contractor License No. na

DIR Registration No. na

Check mark the applicable company type below:

_____X_____ Corporation

_____ Limited Liability Company

_____ Partnership

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_____ Sole Proprietor

City reserves the right to withhold any payments to Consultant in the event of noncompliance with insurance requirements or if required by law.
Information Technology T&C (Negotiated for Gallup, Inc.)
REV 7/14/25 MD

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ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
AGREEMENT OVER FORMAL BID LIMIT OR INVOLVING HIGH RISK ACTIVITIES

General - Required Coverage/Documentation

- General Liability: $1 Million per occurrence /$2 Million aggregate
- Automobile Liability: $1 Million combined single limit
- Workers' Compensation: Statutory *Must provide a Waiver of subrogation
- Additional Insured Endorsement (AIE) - General Liability policy: CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured.
- Policies must be primary and non-contributory
- A 30 day notice of cancellation must be provided
- List certificate holder as: The City of Roseville - Insurance Compliance, PO Box 100085-R1, Duluth, GA 30096

Additional Liability/Insurance Requirements if required by Agreement (and marked below):

Construction:____
General Liability:
$2 Million/occurrence
$4 Million aggregate

Design Professional:____
General Liability:
$2 Million/occurrence
$4 Million aggregate
Professional Liability:
$2 Million/occurrence

Professional Consultant:____
Professional Liability:
$1 Million/occurrence

IT Services:_X___
Professional Liability:
$1 Million/occurrence
No auto required
Cyber Liability:
$1 Million/occurrence

Hazardous Materials:____
Pollution Liability:
$1 Million/occurrence

Special Events/Caterers-Vendors:____
No auto required
No workers' comp required

Professional Counseling/ Psychological:____
Professional Liability:
$1 Million/occurrence
No auto required

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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

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Supplier

Signature: Signed by: Lisa Kiichler D3AEA4734CCD498...

Print Name: Lisa Kiichler

Title: Vice President – Law and Assistant Corporation Secretary

Date: 7/16/2025

Supplier

Signature: DocuSigned by: Emily C. Nielsen 49CBC0BE9677441...

Print Name: Emily Nielsen

Title: Corporate Treasurer

Date: 7/16/2025

City of Roseville, A Municipal Corporation

Signature: _____

Print Name: **Dominick Casey**

Title: **City Manager**

Date: _____

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GALLUP

June 11, 2025

Creating an Engaged and Thriving Workforce at City of Roseville

Submitted to:

Kate Rebello
President/Superintendent
City of Roseville

3900 Main St Fl 7
Roseville, CA, 92522
United States

t 9167745945
krebello@roseville.ca.us

Submitted by:

Anna Zhang
Senior Workplace Advisor
Gallup, Inc.

Sunnyvale, CA
United States
t 402-818-1807
Anna_Zhang@gallup.com

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Scope of Services

This Scope of Services (the “Services”) is between Gallup, Inc. (“Gallup”) and City of Roseville (“Client”) entered into on 10/1/2025 (“Effective Date”).

Modifications to the Services shall require a written Addendum. Such Addendum shall set forth in detail the changes, including, but not limited to, price and timeline adjustments required to modify the Services. Under no circumstances shall any Addendum be effective until executed by an authorized representative of each party.

This Scope of Services together with the General Business Terms attached hereto, constitutes the entire agreement between Gallup and Client and supersedes all other oral and written representations, understandings or agreements related to these Services.

Client Project Manager(s): Kate Rebello. Gallup shall be responsible for reporting to Client Project Manager. Gallup will not make any changes to the Scope of Services without the written approval of Client Project Manager. Written approval may be in the form of email, fax or written addendum.

Gallup Project Manager: Anna Zhang. Client Project Manager shall make any request for changes to the Scope of Services to Gallup Project Manager. Gallup shall not be responsible for making any changes not directed to Gallup’s Project Manager.

Project Term

The project term will run for 3 year(s) from 10/1/2025.

Gallup has relied on information provided by Client in defining the Services and determining the pricing for such Services. Gallup will rely on this information as being accurate and complete. Any discrepancy in the information provided by Client may change the Scope of Services and/or the pricing. Gallup will notify Client upon discovering a discrepancy in the information provided by Client and inform Client of the impact on the Scope of Services, timeline and pricing of the Services.

Should Client suspend or delay services for more than 60 days that is not caused by a Force Majeure event, Gallup shall be entitled to receive a fee up to 10% of the annual contract price to compensate Gallup for underutilized resources that have been planned for Client’s work.

Gallup Access Business Workplace Survey Subscription

The subscription includes Gallup's web-based Workplace survey platform for up to the designated number of employees. It includes survey platform access with unlimited ad hoc pulse capability through the term of the contract.

Project Support and Resources

- Gallup will provide four orientation calls for System Administrators per year.
- Standard set of Workplace resources and recommendations for communication best practices included.

Platform Features

User Permissions

- Unlimited web-based employee surveys for one year (field period determined by Client).
  - Q^{12}® survey questions and Accountability Index.
  - Additional Gallup-validated questions and indices.
- For organizations less than 5,000 employees:
  - Five System Administrator seats that include the following functionality:
    - Ability to add and manage overall system users.
    - Ability to create and administer surveys.
    - Ability to manipulate survey data at the overall client level.
    - Ability to create and administer primary and custom teams.
  - Five Survey Creator seats (ability to create and administer surveys).
  - Five Advanced Data User seats (ability to manipulate survey data at the overall client level).
- For organizations greater than or equal to 5,000 employees:
  - 50 System Administrator* seats as default that include the following functionality:
    - Ability to add and manage overall system users.
    - Ability to create and administer surveys.
    - Ability to manipulate survey data at the overall client level.
    - Ability to create and administer primary and custom teams.
  - 50 Survey Creator* seats as default (ability to create and administer surveys).
  - 50 Advanced Data User* seats as default (ability to manipulate survey data at the overall client level).
    ** Additional System Administrator, Survey Creator, and Advanced Data User Seats can be added as needed upon consultation with your Gallup partner.*
- Unlimited standard system-level roles that include the following:
  - Project Administrator (ability to edit and manage survey projects).
  - Manager/Delegate (ability to view and manage team reports, action plans and learning).
  - Individual (ability to view and manage action plans and learning).
- Unlimited manager access to learning and advice resources.
- Unlimited use of action planning and team monitoring tools.
- Unlimited use of companion mobile app.
- Inclusion in collaborative activities intended to capture manager experience with platform.

Technical Features

- Survey set-up, management, distribution of survey links, creating the reporting structure and reading results managed 100% by Client.
  - Additional survey liaison or consulting support can be purchased as needed.
  - Coding, synthesis, or analysis of open-ended survey items requires consulting support and can be purchased as needed.
  - Reporting provided based on Client set-up of variables.
  - Manager-level report viewing security.
- Reporting tools
  - Report Exports (ability to export report to PDF, PowerPoint, and Excel).
  - Heat Map (ability to compare results of multiple teams and variables).
  - Dynamic Recommendations (receive high- and low-ranking question recommendations).

  - Advanced Data Tool (ability to analyze and cut data by multiple variables in real time).
  - Text Analytics (ability to get sentiment and topic analysis of open-ended responses).
  - Reporting Configuration (ability to customize reporting views for your organization).
  - Workplace Aggregated Data Export (ability to download a data file that contains all aggregated results for any given survey).
- Technical (Help Desk) Support.

Languages

- English is the default language for survey questions and communications with the option to use **other languages** already programmed in Gallup Access as available. Gallup Access also provides translations for multiple languages for standard survey text (Q^{12}® survey questions and communications, including invitation and reminder).
- Client will be responsible for survey translation of custom text areas. Custom text includes 1) survey title, 2) survey introduction text, 3) customized survey invitation, 4) customized survey reminder, 5) custom survey questions (not Gallup-validated questions and indices), and 6) reporting groups.
- Gallup Access provides machine-automated translations into English for languages identified and available through Amazon Web Services. This is available as part of the Text Analytics tool, included in data visualizations and exports. Raw responses are shown exactly as written in all standard reporting.

Optional

- Additional learning sessions, courses, certifications and one-on-one coaching also available to support workplace and employee engagement strategies. Please contact your Gallup partner for more information.

Employee Engagement Implementation Touchpoints

- A kickoff call in the first year of implementation and project timeline using the client's desired field date or reporting date as the central point of reference to launch the program with milestones to track progress.
- An annual reflection and planning call in subsequent years to assess areas of strength and opportunity from prior administrations and determine action plans for upcoming administrations.
- Development of a best-practice communication strategy to determine target audiences and assist with messaging, sharing Gallup's communication guide and pre- and post-survey examples.
- Regular connections with a Gallup expert to:
  - Advise on questionnaire design and variable inclusion using Gallup-validated questions and indexes for maximized analytics.
  - Stay up to date on the latest features.
  - Integrate workplace insights.
  - Empower managers.
  - Develop ongoing pulse strategies.

- Implementation support from a Gallup expert for implementing **one** annual survey process, including:
  - Questionnaire, standard invite and reminder programming with quality checks.
  - Respondent list checking, cleaning and verification for accuracy.
  - Administration of the survey field period (launch, reminder, closure) with participation monitoring and reporting.
  - Configuration of roles for results rollout within the platform.
  - Importing translations for non-standard questions.
- Manager training webinar, which can be recorded, for up to 100 managers (one included for clients with less than 5,000 employees; two included for clients with 5,000 employees or more), helping managers understand their personalized team insights and use Gallup Access action planning and resources to facilitate meaningful conversations.
- Leadership results briefing webinar (90 minutes for up to 15 leaders) led by a Gallup expert to guide senior leadership team through a review of results, reinforce their role in driving engagement, and discuss key insights, goals, and next steps to support the client's holistic engagement strategy.

- Single Sign-On for Gallup Access is included.

Optional Add-Ons

- Supplemental leadership results briefing webinars are available for an additional charge.
- Supplemental manager training webinars are available for an additional charge.
- Supplemental survey administration implementation support — beyond the one annual survey process included — are available for an additional charge.

Project Deliverables

Year 1

Employee Engagement Implementation Package

- This offering provides clients with standard implementation of one employee engagement survey administration. implementation support from a Gallup expert is provided to execute the administration of the survey including: questionnaire creation, communication planning, standard survey invite and reminder programming with quality checks, respondent list cleaning and verification for accuracy, administration of the survey field period (launch, reminder, closure) with participation monitoring and reporting, configuration of roles for results rollout within the platform, importing translations for non-standard questions. This also includes one manager demo webinar (maximum of 100 managers) and one leadership results briefing for executives.

Gallup Access - Workplace Survey - Business Subscription

- For 1400 employees.

14 x Additional Consulting Hour at $450 / hour

- This is intended for large organizations or clients with complex hierarchies and other customizations. A Gallup expert will provide additional support based on a specific set of scoped activities, determined in advance of the kickoff.

Year 2

Employee Engagement Implementation Package

- This offering provides clients with standard implementation of one employee engagement survey administration. implementation support from a Gallup expert is provided to execute the administration of the survey including: questionnaire creation, communication planning, standard survey invite and reminder programming with quality checks, respondent list cleaning and verification for accuracy, administration of the survey field period (launch, reminder, closure) with participation monitoring and reporting, configuration of roles for results rollout within the platform, importing translations for non-standard questions. This also includes one manager demo webinar (maximum of 100 managers) and one leadership results briefing for executives.

Gallup Access - Workplace Survey - Business Subscription

- For 1400 employees.

14 x Additional Consulting Hour at $450 / hour

- This is intended for large organizations or clients with complex hierarchies and other customizations. A Gallup expert will provide additional support based on a specific set of scoped activities, determined in advance of the kickoff.

Year 3

Employee Engagement Implementation Package

- This offering provides clients with standard implementation of one employee engagement survey administration. implementation support from a Gallup expert is provided to execute the administration of the survey including: questionnaire creation, communication planning, standard survey invite and reminder programming with quality checks, respondent list cleaning and verification for accuracy, administration of the survey field period (launch, reminder, closure) with participation monitoring and reporting, configuration of roles for results rollout within the platform, importing translations for non-standard questions. This also includes one manager demo webinar (maximum of 100 managers) and one leadership results briefing for executives.

Gallup Access - Workplace Survey - Business Subscription

- For 1400 employees.

14 x Additional Consulting Hour at $450 / hour

- This is intended for large organizations or clients with complex hierarchies and other customizations. A Gallup expert will provide additional support based on a specific set of scoped activities, determined in advance of the kickoff.

Investment Summary

Year 1	**Final Price**
• 1 – Employee Engagement Implementation Package	$25,000.00
• 1,400 – Gallup Access - Workplace Survey - Business Subscription	$22,140.00
• 14 – Analysis & Implementation Consulting Hours	$6,300.00
Year 1 Sub-Total:	***$53,440.00***

Year 2	
• 1 – Employee Engagement Implementation Package	$26,250.00
• 1,400 – Gallup Access - Workplace Survey - Business Subscription	$22,140.00
• 14 – Analysis & Implementation Consulting Hours	$6,300.00
Year 2 Sub-Total:	***$54,690.00***

Year 3	
• 1 – Employee Engagement Implementation Package	$27,500.00
• 1,400 – Gallup Access - Workplace Survey - Business Subscription	$22,140.00
• 14 – Analysis & Implementation Consulting Hours	$6,300.00
Year 3 Sub-Total:	***$55,940.00***

This pricing is based upon a 3 year contract. All prices are expressed in USD.

Project Billing Schedule

Year 1: $53,440.00 will be invoiced upon receipt of the signed agreement

Year 2: $54,690.00 will be invoiced 30 days in advance of the first anniversary date of the signed agreement

Year 3: $55,940.00 will be invoiced 30 days in advance of the second anniversary date of the signed agreement

Additional Clauses

Gallup Access Subscriptions:

The Service Fee for the Gallup Access Platform is based on a pre-paid annual subscription and no refunds will be given for cancellations of partial years.

Gallup monitors unique and individual email addresses of employees. As such, there will be a pro-rated charge per employee should the sample size exceed the contracted number of employees for the organization.

Consulting Hours:

Gallup reserves the right to choose the appropriate resources for consulting activities based on the hourly blended rate. If the client requests a resource with a higher bill rate than Gallup recommends, the client will be billed additional fees.

If hours are expected to go beyond the allocation, Gallup will provide estimates of any additional scope required, and upon client approval, additional consulting hours will be added. The parties agree that the purchase of additional hours can be done by email and will not require a formal contract addendum. Gallup shall confirm acceptance of the request and bill the client for the additional hours requested by the Client Contract person named in the Scope of Services or such other individual that the Client authorizes to bind the company for purchases of additional consulting hours. If the annual client allotment of hours has been exhausted, Gallup reserves the right to stop implementation and advisory services. Additional hours will be invoiced in the month they are requested. Hours increase in price by 5% for each contract year. If the initial allotment of hours runs out, additional blocks of hours will be billed at the following year's rate in increments of no less than 20 hours. Additional consulting hours requested will be billed separately.

Publication of Data:

Research data associated with the consulting services performed by Gallup is not for public dissemination outside of Client's organization including but not limited to press releases and paid advertising. Both Client and Gallup have a responsibility to ensure that any published research findings are not misleading. Client shall consult with Gallup prior to sharing any research findings with any third party. Any release approved by Gallup shall include sufficient technical information necessary to assess the validity of the published findings which may include the following: the exact question wording, dates of interview, interviewing method, sample size, definition of the survey population, and size of sampling error.

Respondent Confidentiality:

Respondent-identifying information, without the express consent of respondents, is not part of the deliverables under this Scope of Services and does not constitute a "work made for hire". Gallup will not provide respondent level data with any demographic data appended to protect the confidentiality of participating respondents. To avoid non-compliance with local privacy laws, Gallup will not provide Client any taped surveys without informing the respondent and obtaining express consent that the recordings will be shared with Client.

Gallup, Inc. on behalf of itself and its affiliates and subsidiaries.	City of Roseville on behalf of itself and its subsidiaries and/or affiliates
BY:	BY:
Name:	Name:
Date:	Date:

GALLUP®

1. **PAYMENT OF INVOICES.**

1.1 Client shall pay Gallup during the term of this Agreement the fees determined for each project agreed upon by both parties and specified in the Scope of Services in accordance with the agreed upon payment schedule.

1.2 Client shall further pay all pre-approved out-of-pocket expenses including reasonable out-of-pocket expenses of Gallup's personnel associated with client-approved freight, respondent incentives, and travel (including transportation, lodging and meals) or costs associated with the purchase of listed sample.

1.3 Payment shall be due upon receipt of the invoice. If Client objects to all or any portion of any invoice, Client shall notify Gallup of its objection within fifteen (15) days from the date of Client's receipt of the invoice, give reasons for the objection, and pay only that portion of the invoice not in dispute. Balances not in dispute and unpaid in excess of 30 days shall bear interest at a rate of 6% per annum. In the event that Client is delinquent in payment of any undisputed invoice beyond 45 days, Gallup may, at its option, withhold deliverables or suspend any and all services until the account is made current.

1.4 Client shall be responsible for all Sales, Use, VAT or similar taxes imposed on the services.

2. **CONFIDENTIALITY.**

2.1 Each party has made and will continue to make available to the other party information that is not generally known to the public and at the time of disclosure is identified as, or would reasonably be understood by the receiving party to be, proprietary or confidential ("Confidential Information"). Confidential Information may be disclosed in oral, written, visual, electronic or other form. Confidential Information shall include all business plans, strategies, forecasts, projects, analyses, financial information, business processes, methods and models, all organizational information, system architecture, software, graphics, computer programs, design ideas, concepts, flow charts, diagrams, progress reports, methods research and any other personal or intellectual property relating to either party, its respective parent or subsidiaries and Personal Data. "Personal Data" shall mean any information related to any identified or identifiable natural or legal person, such as Client's employees, customers, partners or any other third party (including such third parties' employees) and any other additional data deemed as personal data under the applicable personal data protection laws, which are made available to Gallup for processing them on behalf of Client pursuant to this Agreement and all Statements of Work issued pursuant to said Agreement. Confidential Information as defined herein shall not include: (a) information in the public domain at the time of its communication; (b) information, which enters the public domain, through no fault of the receiving party, subsequent to the time of its communication to the receiving party; (c) information which is obtained in good faith by either party from a third party, provided such third party is not bound by a confidentiality agreement with Gallup or Client, as applicable; or (d) information independently developed by employees or agents of a party without access to the Confidential Information of the other party.

2.2 The receiving party shall, except as otherwise provided below (i) not use or reproduce the Confidential Information for any purpose other than as required to perform in connection with the applicable Scope of Services; (ii) protect the confidentiality of the Confidential Information with the same degree of care as receiving party uses for its own similar information, but in no event less than reasonable care; or (iii) not disclose the Confidential Information to any third party, without the prior written approval of the disclosing party. Notwithstanding the foregoing, the receiving party may disclose Confidential Information to the extent such information is required to be disclosed by law, including a subpoena, or to respond to a regulatory request; provided the receiving party promptly notifies the disclosing party in writing of such intention prior to any disclosure to allow the disclosing party to seek a protective order or similar relief in the disclosing party's sole and absolute discretion. Each party shall immediately advise its employees and others to whom the Confidential Information is disclosed of their obligations under this Agreement and shall take reasonable steps to ensure that the Confidential Information is securely maintained its employees and agents.

2.3 Neither party shall disclose any terms or conditions of this Agreement without the prior written consent of the other party, except as required by applicable law; provided however, that either party may disclose the terms or conditions of this Agreement to a third party under an obligation of confidentiality to such party in connection with customary financial reporting, a proposed sale, merger, acquisition, change in control, consolidation, or other similar transaction.

2.4 Upon termination or expiration of this Agreement, Confidential Information shall be returned to the disclosing party or destroyed. Electronic copies of or containing Confidential Information that are automatically generated through data backup and/or archiving systems and which are not readily accessible to the receiving party's business personnel shall not be deemed to violate this Agreement, so long as such electronic copies are not disclosed or used in violation of this Agreement. Notwithstanding the foregoing, nothing in this Agreement shall prohibit the receiving party's legal department or counsel from retaining one (1) copy, including any electronic copy, of any of the Confidential Information as necessary to comply with regulatory recordkeeping requirements applicable to disclosing party.

2.5 Gallup agrees to the following as it relates to Personal Data:

2.5.1 To prevent unauthorized use, dissemination or publication of the Personal Data, and implement any technical and organizational measures to protect Personal Data which are required by the applicable law.

2.5.2 To implement appropriate technical and organizational measures to protect Personal Data against (i) accidental or unlawful destruction or loss, (ii) unauthorized disclosure or access, in particular where processing involves the transmission of Personal Data over a network, (iii) alteration, and (iv) all other unlawful forms of processing.

2.5.3 To inform Client promptly in writing if it becomes aware of any unauthorized use or disclosure of Personal Data by itself or others.

2.5.4 When collecting, using, storing, transferring and otherwise processing Personal Data, Gallup shall adhere to all applicable export and personal data laws, regulations and rules.

2.6 Client agrees to the following as it relates to Personal Data which is made available to Gallup pursuant to this Agreement and all Statements of Work issued pursuant to said Agreement:

2.6.1 To ensure that such Personal Data is collected and processed by Client and transferred to Gallup in accordance with applicable Data Protection laws, regulations and rules.

2.6.2 Prior to the transfer of such Personal Data to Gallup, to inform the respective data subjects of the processing of their Personal Data pursuant to this Agreement and their rights in accordance with applicable Data Protection laws, regulations and rules.

3. REPRESENTATIONS AND WARRANTIES.

3.1 The parties represent and warrant that: (a) each has the full power and authority to enter into this Agreement; (b) this Agreement is duly authorized by all necessary action and has been duly executed and delivered; and (c) neither party has entered into any agreement with any other entity that contains restrictive provisions regarding confidentiality and/or non-competition that may impair their ability to perform their specific obligations under the terms of this Agreement.

3.2 Gallup represents and warrants that it or its personnel will perform the Services: (a) in a good, timely, efficient, professional and workmanlike manner; (b) with at least the same degree of accuracy, quality, efficiency, completeness, timeliness and responsiveness as are equal to the accepted industry standards applicable to the performance of the same or similar services; and (c) using personnel who are fully familiar with the technology processes, procedures and equipment to be used to deliver the Services.

3.3 Gallup is the lawful owner or licensee of all programs and materials used by it in the performance of the Services contemplated hereunder that have not been provided by Client; such programs and materials have been lawfully developed or acquired by Gallup and Gallup has the right to permit Client access to or use of such programs and materials. Gallup represents and warrants that none of the Services or deliverables provided under this Agreement will infringe on any patent, copyright, trademark, trade secret or other intellectual property right of any third party and agrees to defend and to indemnify and hold harmless Client, its parent, subsidiaries, affiliates, employees and representatives, for

all costs and expenses associated with the defense or settlement of any claim that the Services infringe a patent, copyright, trademark, trade secret or other intellectual property right and shall pay any judgments or settlements based thereon.

3.4 In connection with the performance of services set forth in an applicable Scope of Services, Gallup shall comply, and shall cause Gallup's employees and consultants/subcontractors to comply, with all statutes, regulations, ordinances, judgments, permits and other governmental rules or restrictions, whether domestic or foreign, applicable to Gallup's execution of this Agreement.

3.5 EXCEPT AS SET FORTH IN THIS AGREEMENT OR IN ANY SCOPE OF SERVICES, NEITHER PARTY MAKES ANY OTHER REPRESENTATIONS AND WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

4. TERM AND TERMINATION.

4.1 This Agreement will commence on the Effective Date and will remain in effect until terminated in accordance with the terms and conditions set forth herein.

5. INTELLECTUAL PROPERTY RIGHTS.

5.1 Gallup Intellectual Property means any instructional materials, software programs, diagrams, copyrighted assessments or surveys and anything else that Gallup uses or distributes to Client in connection with this Agreement or an applicable Scope of Services that has been developed prior to or independent of this Agreement by Gallup ("Gallup Property"). Gallup Property is not considered work product or a "work for hire" under the terms of this Agreement.

5.2 For any Gallup Property used, incorporated into, required for use of, or provided with any Services provided to Client hereunder, Gallup hereby grants Client a worldwide, non-exclusive, nontransferable license to use Gallup Property as incorporated into or provided with the applicable Services within Client's organization. Client may not make, have made, sell, offer for sale, execute, reproduce, display, perform, distribute externally to any third party copies of, or prepare derivative works of Gallup Property without the written permission of Gallup.

5.3 All products, reports, documents, compilations of data and other materials produced or developed by Gallup under a Scope of Services which are either: (a) created using the funds, expertise, facilities, personnel, time, material or proprietary information of Client; or (b) are derivatives of any Client proprietary information shall be the sole property of Client. These materials do not include any Gallup Property or derivatives thereof. Gallup agrees to assist Client, or its designee, at Client's expense, in every proper way to secure Client's rights in the materials.

6. RELATIONSHIP OF PARTIES.

6.1 Gallup will act solely as an independent contractor rendering professional services.

6.2 Gallup will function as a non-exclusive consultant to Client. Client acknowledges that, during the term of this Agreement and thereafter, Gallup will offer, undertake, and continue to provide Consulting Services for organizations other than Client. In no event shall Gallup be relieved of its obligation to protect Confidential Information.

7. NOTICES.

Any notice or other communication required or permitted to be made or given by either party pursuant to this Agreement shall be in writing delivered to the individual whose name appears on the signature block of the Scope of Services.

8. LIMITATION OF DAMAGES.

Neither party shall be liable to the other party for any indirect, incidental, consequential, exemplary, punitive or special damages, including lost profits, regardless of the form of the action or theory of recovery, even if that party has been advised of the possibility of those damages.

9. USE OF NAME, TRADEMARKS OR LOGOS.

Neither party shall originate any publicity, news release, or other announcement, written or oral, whether to the public press, the trade, any of the other party's customers, suppliers or otherwise, relating to this Agreement or any Scope of Services, or to the existence of an arrangement between the parties without the prior written approval of the other party. Without limiting the foregoing, neither party shall use any names, trademarks or logos of the other party without the prior written consent of such party.

10. SEVERABILITY.

The provisions of this Agreement shall be deemed severable, and the unenforceability of any one or more provisions shall not affect the enforceability of any other provisions. In addition, if any provision of this Agreement, for any reason, is declared to be unenforceable, the parties shall substitute an enforceable provision that, to the maximum extent possible and in accordance with applicable law, preserves the original intentions and economic positions of the parties.

11. WAIVER.

No failure or delay by either party in exercising any right, power or remedy shall operate as a waiver of such right, power or remedy, and no waiver shall be effective unless it is in writing and signed by the waiving party. If either party waives any right, power or remedy, such waiver shall not waive any successive or other right, power or remedy the party may have under this Agreement.

12. ASSIGNMENT.

Neither party may assign any rights in nor delegate any obligations under this Agreement or any portion thereof without the written consent of the other. Any such attempt to transfer will be deemed null and void.

13. FORCE MAJEURE.

Neither party shall be liable for any losses arising out of the delay or interruption of its performance of its obligations under this Agreement due to any act of God, war, terrorism, civil disturbance, court order or natural disaster, or any other cause beyond the reasonable control of the affected party.

14. SURVIVAL.

Sections 2, 3, and 5 shall survive the termination or expiration of this emarks and copyrights are property of their respective owners.

CITY OF ROSEVILLE CALIFORNIA

PURCHASING FINANCE

SOLE SOURCE FORM

Requesting Department: City Manager's Office
Name of Requestor: Kate Rebello

Division:
Extension: x5945

Total Dollar Amount: $164,070

Vendor Name: Gallup Inc

Sole Source forms are not required for purchases less than $5,000

DEFINITIONS: Sole Source means that there is only **one** supplier who can provide the required product or service; or there may be more than one available supplier for a particular product or service; however, a ***sole provider*** is being selected based upon one or more of the following reasons:

Check applicable criteria and complete explanation section.

☒ *Standardization*: Sole Brand items are used in cases where the City requires the item(s) to standardize parts, design, quality, etc. with a particular brand or model. Sole Brand items may be items which perform a certain function for which no other items are known to exist. *(Explain below)*

☐ *Critical Schedule Requirements*: Supplier is the firm best able to meet critical schedule requirements. NOTE: This is not available for construction goods or services over the Council limit. (*Explain below)*

☐ *Specialized Test Facilities/Equipment*: Supplier is known to have facilities and/or test equipment which is highly specialized. *(Explain below)*

☐ *Patented, Copyrighted, or Licensed Item or Service:* The item or service is held under exclusive title, trademark or copyright by a private person or company. (*Attach letter from manufacturer authorizing specific supplier.)*

☐ *Distributorship*: Manufacturer defines limited or proprietary distribution channels, i.e., one designated vendor for the local sales territory. (*Attach letter from manufacturer authorizing specific supplier.)*

☐ *Professional Services Over Bid Limit (Requires City Manager and City Attorney approval):* Contracts for professional services not conducive to bidding (including, without limitation, contracts for engineering, architectural, accounting or legal services). Compelling reasons warrant an exception to the competitive procurement process. *(Explain below)*

Explanation: (Attach additional pages if needed.)
Continuity and Consistency of Data
The City has already completed one employee engagement survey using Gallup's validated and proprietary Q12® survey tool. Continuing with Gallup ensures year-over-year consistency in data collection, benchmarking, and analysis, which is critical for accurate trend tracking and action planning.

Utilization of Gallup Access Platform
The City is actively utilizing Gallup's exclusive Gallup Access platform to analyze survey results, track engagement metrics, and develop department-specific action plans. Staff have been trained in the platform, and various departments are currently implementing engagement strategies through its tools. Transitioning to another vendor would disrupt these processes and require additional training and data migration.

Cost and Resource Efficiency
Given the investment in the initial survey, training, and integration of Gallup's platform and methodologies, switching to a different provider at this stage would result in duplication of costs, loss of valuable comparative data, and increased administrative burden.

ADDITIONAL INFORMATION:

Vendor Name:Gallup Inc

Phone: 402-818-1807

Contact Person:Anna Zhang

Email Address: anna_zhang@gallup.com

Address: 1001 Gallup Drive, Omaha, NE 68102

Define / Describe specific product(s) or service(s): ***required**

Provide client with standard implementation of one employee engagement survey administration. implementation support from a Gallup expert is provided to execute the administration of the survey including: questionnaire creation, communication planning, standard survey invite and reminder programming with quality checks, respondent list cleaning and verification for accuracy, administration of the survey field period (launch, reminder, closure) with participation monitoring and reporting, configuration of roles for results rollout within the platform, importing translations for non-standard questions. This also includes one manager demo webinar (maximum of 100 managers) and one leadership results briefing for executives.

AUTHORIZATION:

"I, the Undersigned, understand the City's requirement for competitive bidding. I also understand sole source purchases do not allow a competitive bid process. I have researched alternatives and other sources and have made a concerted effort to review comparable/equal equipment and sources. I believe, to the best of my knowledge, this sole source request to be justified and have found the supplier identified above to be the best source for this procurement action, with the agreed-upon pricing to be fair and reasonable and in the best interest of the City of Roseville for the utilization of its public funds."

Signature (Requestor): Kate Rebello Date: 6/5/25

The signatures below certify that the information submitted on this form has been reviewed and has departmental approval. The final determination of sole source approval shall be made by the Purchasing Office in coordination with the City Attorney's Office. The City Attorney's Office or Purchasing Office should be the final signature received.

Division Manager Approval (required for purchases equal to or greater than $5,000)

Signature (Division Manager): Meyn Schul Date: 6/16/25

Purchasing Signature is not required if over Council Limit

Purchasing Official Approval (required for purchases between $5,000 – $74,999.99)

Signature (Purchasing Official): _____ Date: _____

Department Head and City Attorney Approval (required for purchases equal to or greater than $75,000)

Signature (Department Head): Meyn Schul Date: 6/16/25

Signature (City Attorney): _____ Date: 6/19/25

City Manager and City Attorney Approval (required only for professional services equal to or greater than $75,000)

Signature (City Manager): _____ Date: _____

Signature (City Attorney): _____ Date: _____

Purchasing Use Only

PR Number: _____ *CPA/ PO Number:* _____ *Dollar Amount: $* _____

Buyer: _____ *City Council Approval Date:* _____ *Expires:* _____

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.14
File #: 0400-04-12-1
Item ID: 2025-512

Title:	Sierra Vista Village FD-08 Phase 1 - Notice of Completion
Contact:	Matt Shields 916-223-7109 mshields@roseville.ca.us

SUMMARY

Staff recommends approval of the Notice of Completion for the Sierra Vista FD-08 Phase 1. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution accepting the public work known as Sierra Vista Village FD-08 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.

BACKGROUND

The Engineering Division has made a final inspection of the above project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications.

FISCAL IMPACT

The actions requested as part of this action have no impact to the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Approval of a Notice of Completion meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Matt Shields, Construction Inspector

Mike Isom, Development Services Director

ATTACHMENTS:

1. Resolution 25-256
2. Notice of Completion
3. Exhibit A
4. Final Map

REVIEWERS:

Matt Shields, Development Services Department - Engineering Division	Created/Initiated - 7/16/2025
Marc Stout, Development Services Department - Engineering Division	Approved - 7/18/2025
Mike Isom, Development Services Department	Approved - 7/18/2025
Gretchen Hakala, City Attorney Department	Approved - 7/18/2025
Katrina Six, City Clerk Department	Approved - 7/21/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/21/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/25/2025
Dominick Casey, City Clerk Department	Approved - 7/29/2025
Katrina Six, City Clerk Department	Final Approval - 7/29/2025

RESOLUTION NO. 25-256

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA FD-08 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 FD-08 Phase 1 is hereby approved and the public work accepted.

2. All rights of way and easements as offered on the final map of Sierra Vista Village FD-08 – Phase 1 recorded with Placer County Recorder's Office Book GG of Maps, Page 83 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 Sierra Vista FD-08 Phase 1 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 Teichert Construction.

The surety on said project was The Ohio Casualty Insurance Company - Bond No. 38K010374

_____.

_____

Marc Stout

City Engineer
City of Roseville
Owner

ATTEST:

_____
Carmen Avalos, City Clerk

State of California)
County of Placer)

I, Marc Stout, being first duly sworn, depose and say: I am the City Engineer of the City of Roseville, a municipal corporation in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Roseville. I have read the Notice of Completion and know its contents and the facts stated therein are true.

_____

Marc Stout

City Engineer
City of Roseville

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)

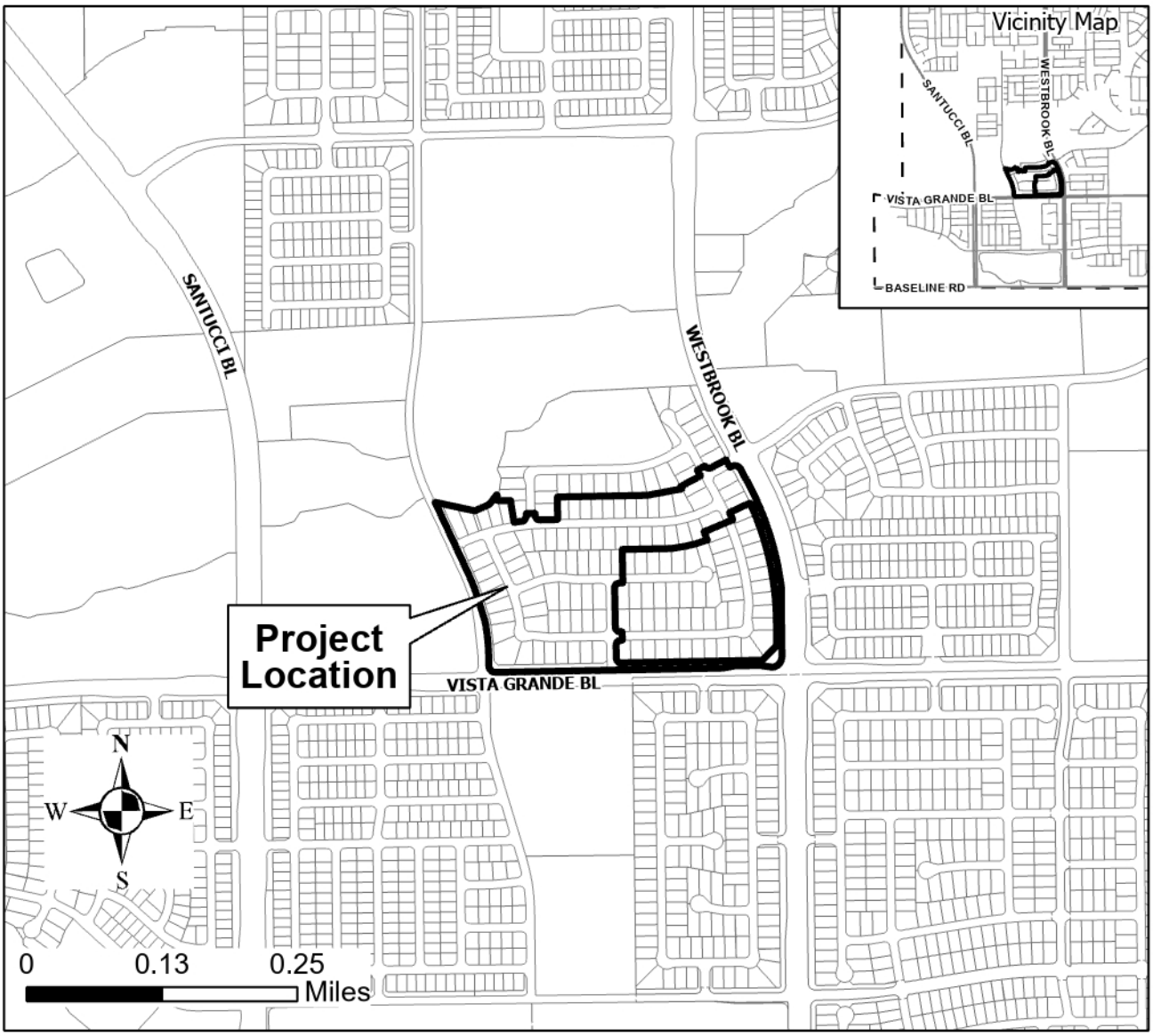
Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20___, Marc Stout proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

Exhibit A: Location Map

City of Roseville
Sierra Vista Village FD-08 Phase 1



PLAT OF

SIERRA VISTA VILLAGE FD-08 - PHASE 1

SUBDIVISION NO.: PL20-0119

ALL OF LOTS 22 AND 25 OF THE LARGE LOT FINAL MAP OF SIERRA VISTA - FEDERICO" - 'EE' BM 06 LOCATED IN SECTION 35, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY ~~JUNE~~ 2024

BAKER WILLIAMS ENGINEERING GROUP

SHEET 1 OF 10

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTERESTS IN THE REAL PROPERTY INCLUDED WITHIN THIS PLAT OF "SIERRA VISTA VILLAGE FD-08 - PHASE 1" SHOWN UPON THIS MAP AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENTS FOR INSTALLATION AND MAINTENANCE OF BUT NOT LIMITED TO WATER, GAS AND SEWER PIPES, AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THE DRIVES, STREET AND WAYS AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE DRIVES, STREET AND WAYS, LOTS 'A', 'B' AND 'C' AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) PUBLIC EASEMENTS FOR THE INGRESS AND EGRESS OF EMERGENCY VEHICLES AND UTILITY MAINTENANCE VEHICLES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "M.A.E." (MAINTENANCE ACCESS EASEMENT)

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT-OF-WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS WESTBROOK BOULEVARD, VISTA GRANDE BOULEVARD, SILVER SPRUCE DRIVE, POGONIA STREET, MILKWEED WAY, DOG HOBBLE WAY, ALUMROOT DRIVE, BALSAMROOT DRIVE AND HEARTLEAF WAY.

(B) LOTS 'A', 'B' AND 'C' SHOWN HEREON AS PUBLIC RIGHT-OF-WAY FOR LANDSCAPE PURPOSES.

(C) LOT 'D' SHOWN HEREON AS OPEN SPACE FOR DRAINAGE PURPOSES.

JOHN MOURIER CONSTRUCTION, INC., A CALIFORNIA CORPORATION

BY: _____
PRINT NAME: Martin Z. Ziegler
TITLE: Executive Vice President

BY: _____
PRINT NAME: Rod Yamanaka
TITLE: CFO

NOTARY ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF PLACER

ON May 20, 2024, BEFORE ME, Karen Headley A NOTARY PUBLIC
(PRINT NAME AND TITLE OF OFFICER)

PERSONALLY APPEARED Martin Z. Ziegler and 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.

MY COMMISSION # IS 2497334.
MY COMMISSION EXPIRES 10-16-26.
MY PRINCIPAL PLACE OF BUSINESS IS IN Placer COUNTY.

_____
NOTARY PUBLIC

Karen Headley
PRINT NAME

SURVEYOR'S STATEMENT:

THIS PLAT OF "SIERRA VISTA VILLAGE FD-08 - PHASE 1" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOHN MOURIER CONSTRUCTION, INC. IN JUNE, 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2025, THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE 5/6/2024

_____
JOHN KARL JEFFRIES L.S. 7820
EXPIRES 12/31/2025

LICENSED LAND SURVEYOR
JOHN KARL JEFFRIES
No. 7820
EXPIRES
12/31/2025
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF "SIERRA VISTA VILLAGE FD-08 - PHASE 1" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

DATED 6/26/24

_____
MARC STOUT R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
EXPIRATION DATE 09/30/2024

I HEREBY STATE THAT I AM SATISFIED THAT THIS PLAT OF "SIERRA VISTA VILLAGE FD-08 - PHASE 1" IS TECHNICALLY CORRECT.

For Marc Stout, City Engineer, City of Roseville

DATED 6/25/24

_____
TIMOTHY G. BLAIR
P.L.S. 8278 EXPIRATION DATE 12/31/2025

PROFESSIONAL LAND SURVEYOR
TIMOTHY G. BLAIR
No. 8278
EXP. 12/31/25
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE HAS APPROVED THIS PLAT OF "SIERRA VISTA VILLAGE FD-08 - PHASE ~~X~~ 1, AND HAS ~~DID NOT~~ ACCEPTED ON BEHALF OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS AND MAINTENANCE ACCESS EASEMENT OFFERED HEREON FOR DEDICATION, AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, LOTS 'A', 'B', 'C' & 'D', THE RIGHTS OF WAY, AND ALL EASEMENTS OFFERED HEREON FOR DEDICATION, AND DOES HEREBY APPROVE THE ABANDONMENT OF THE RIGHT-OF-WAY AND EASEMENTS LISTED WITHIN NOTE 7 ON SHEET 2.

DATED 7/17/2024

_____
CARMEN AVALOS
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 49 MINUTES AFTER 10 O'CLOCK A.M. ON THE 8th DAY OF August, 2024 AND RECORDED IN BOOK GG OF MAPS, AT PAGE 83.

DOCUMENT NO. 2024-0042019

Ryan Ronco
COUNTY RECORDER OF PLACER COUNTY

FEE $110.00

BY: _____
DEPUTY

JOB NO. 22-02-005

PLAT OF

SIERRA VISTA VILLAGE FD-08 - PHASE 1

SUBDIVISION NO.: PL20-0119

ALL OF LOTS 22 AND 25 OF THE LARGE LOT FINAL MAP OF SIERRA VISTA - FEDERICO" - 'EE' BM 06 LOCATED IN SECTION 35, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2024

BAKER WILLIAMS ENGINEERING GROUP

LEGEND:

P.U.E.	PUBLIC UTILITY EASEMENT
S.D.E.	STORM DRAIN EASEMENT
(R)	RADIAL LINE
○	DIMENSION POINT, NOTHING FOUND OR SET
◎	SET BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED L.S. 7820
⌀	FND 3/4" IRON PIPE TAGGED "L.S. 7944" PER EE BM 6
◉	FND BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED "L.S. 7944" PER EE BM 6
◉	FND BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED "L.S. 9570" PER FF BM 51

REFERENCES:

(1) RECORD PER EE BM 6

(2) RECORD PER EE BM 33

(3) RECORD PER FF BM 51

NOTES:

1. ALL BEARINGS ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. THIS SUBDIVISION CONTAINS 35.355 ACRES MORE OR LESS, CONTAINING 78 RESIDENTIAL LOTS NUMBERED 1 THROUGH 78, THREE (3) LANDSCAPE LOTS LETTERED LOTS 'A', 'B' AND 'C', ONE (1) LOT FOR STORM DRAIN PURPOSES LETTERED LOT 'D' AND TWO (2) LOTS FOR FUTURE DEVELOPMENT, NUMBERED LOTS 79 AND 80.
3. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, PROJECT NO. E13171.013, DATED JANUARY 22, 2021. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ROSEVILLE ENGINEERING DEPARTMENT (FILE NUMBER 308-810A).
5. ALL REAR PROPERTY CORNERS AND ANGLE POINTS SHALL BE MONUMENTED WITH A 5/8" REBAR WITH METAL CAP STAMPED "LS7820". IN THE EVENT OF A CONFLICT WITH A RETAINING WALL OR FENCE, A 3.0' WITNESS CORNER SHALL BE SET ONLINE.
6. ALL FRONT PROPERTY CORNERS SHALL BE MONUMENTED WITH A 1" BRASS DISK STAMPED "LS7820", 1.0' FROM PROPERTY CORNER INTO THE SIDEWALK ON A PROJECTION OF PROPERTY LINE AT FRONT AND/OR SIDE LOT LINES PRODUCED.
7. PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE, THE LANDS SHOWN HEREON ARE HEREBY MERGED AND RESUBDIVIDED AND THE FOLLOWING RIGHT-OF-WAY AND EASEMENTS ARE HEREBY ABANDONED:
   - (A) THE IRREVOCABLE OFFER OF DEDICATION IN FEE FOR RIGHT- OF-WAY SHOWN AS SIERRA GLEN DRIVE ON THAT LARGE LOT SUBDIVISION MAP FILED IN BOOK 'EE' OF MAPS, AT PAGE 6.
   - (B) THE 30.0' WIDE MAINTENANCE ACCESS EASEMENT (M.A.E.) AND PUBLIC UTILITY EASEMENT (P.U.E.) SHOWN ON, OVER AND ACROSS LOT 25 AS SHOWN ON THAT LARGE LOT SUBDIVISION MAP FILED IN BOOK 'EE' OF MAPS, AT PAGE 6.
   - (C) THE PUBLIC UTILITY EASEMENT (P.U.E.) AND PASEO EASEMENT (P.E.) OF VARYING WIDTHS SHOWN ON, OVER AND ACROSS LOTS 22 AND 25 AS SHOWN ON THAT LARGE LOT SUBDIVISION MAP FILED IN BOOK 'EE' OF MAPS, AT PAGE 6.
8. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "SIERRA VISTA VILLAGE FD-08 - PHASES 1 AND 2" ARE BEING FILED CONCURRENTLY WITH THIS FINAL MAP AS DOCUMENT NO. 2024-0042023, O.R.P.C.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF VISTA GRANDE BOULEVARD, BEING N 88°55'34" E AND ESTABLISHED BY MONUMENTS FOUND AS SHOWN HEREON PER EE BM 6.

JOB NO. 22-02-005

PLAT OF

SIERRA VISTA VILLAGE FD-08 - PHASE 1

SUBDIVISION NO.: PL20-0119

ALL OF LOTS 22 AND 25 OF THE LARGE LOT FINAL MAP OF SIERRA VISTA - FEDERICO" - 'EE' BM 06 LOCATED IN SECTION 35, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2024

SCALE: 1" = 100'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 3 OF 10

LEGEND:

P.U.E.	PUBLIC UTILITY EASEMENT
S.D.E.	STORM DRAIN EASEMENT
(R)	RADIAL LINE
○	DIMENSION POINT, NOTHING FOUND OR SET
◎	SET BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED L.S. 7820
✓	FND 3/4" IRON PIPE TAGGED "L.S. 7944" PER EE BM 6
◉	FND BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED "L.S. 7944" PER EE BM 6
◉	FND BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED "L.S. 9570" PER FF BM 51

REFERENCES:

(1) RECORD PER EE BM 6

(2) RECORD PER EE BM 33

(3) RECORD PER FF BM 51

S 70°35'06" W (R)

S 68°02'04" W (R)

N 87°02'25" E 243.51' (1)

206.54' (1)

36.97' (1)

S 14°25'44" E 733.39'
L=740.90' R=1,500.00'
Δ=28°18'01" (1)

S 22°21'07" E 20.90'
L=20.90' R=1,550.00'
Δ=0°46'21"

S 20°09'55" E 120.00'

S 62°51'17" W (R)

S 27°51'44" E 39.04'
L=39.04' R=1,560.00'
Δ=1°26'01"

N 23°59'49" W
L=285.02' R=1,782.00' 284.72' (1) Δ=9°09'51"

N 28°34'45" W
7.71' (1)
N 15°27'21" E 43.10'
L=47.65' R=31.00'
Δ=88°04'12" (1)

LOT 24
EE BM 6

30.0' M.A.E.

S 28°34'45" E
180.96'

SEE DETAIL 'A'

230.96' (1)
N 28°34'45" W

LOT 27
EE BM 6

N 19°45'43" E
11.14' (1)

LOT 23
EE BM 6

N 88°55'34" E 600.20' (1)

N 74°12'30" E 245.42' (1)
L=248.14' R=483.00' Δ=29°26'07"

N 23°17'10" W
47.45' (1)

N 37°14'12" E
77.00' (1)

N 08°07'52" E
66.81' (1)

N 65°02'33" E
78.26' (1)

S 77°48'55" E 199.29' (1)

SHEET 5

LOT 79

BALSAMROOT DRIVE

HEARTLEAF WAY

SHEET 8

SHEET 7

ALUMROOT DRIVE

LOT 'C'

LOT 'D'

SILVER SPRUCE DRIVE

N 24°57'27" W 438.24' (1)

377.84' (1)

POGONIA STREET

SHEET 6

DOG HOBBLE WAY

MILKWEED WAY

SHEET 9

POGONIA STREET

LOT 'B'

LOT 'A'

LOT 80

SHEET 4

LOT 21
EE BM 6

N 21°13'11" W 132.86'
L=132.96' R=1,019.00'
Δ=7°28'33"

N 13°00'57" W 413.84' (1)
L=416.85' R=1,000.00' Δ=23°53'01"

N 72°31'06" E (R)

N 17°28'54" W
119.65' (1)

N 79°12'55" E (R)

N 5°55'46" W 173.69'
L=173.90' R=1,026.00'
Δ=9°42'40" (1)

N 46°04'26" W 43.84'
L=48.69' R=31.00' Δ=90°00'00"

N 1°04'26" W
115.45' (1)

46.45' (1)

1,109.22' (1)

1,071.69'

BASIS OF BEARINGS
N 88°55'34" E 1,515.55' (1)(2)

VISTA GRANDE BOULEVARD

N 82°53'51" E (R)

N 87°38'26" E (R)

S 1°29'56" E 43.26' (1)
L=43.27' R=1,440.00'
Δ=1°43'17"

S 0°02'42" W 120.00' (1)

176.74' (1)

S 44°08'38" W 70.44'
L=78.16' R=50.00'
Δ=89°33'51" (1)

20'x20' BUS SHELTER
EASEMENT PER (1)

S 79°27'49" W
60.83' (1)

N 81°36'42" W
60.83' (1)

S 88°55'34" W
120.00' (1)

S 01°04'26" E (R)
443.86'(3)

N 0°38'17" W 263.90' (1)

S 17°50'27" E 540.34' L=543.51' R=1450.00' Δ=21°28'35" (1)

N 14°36'31" W 724.27' L=731.50' R=1,500.00' Δ=27°56'28" (1)

WESTBROOK BOULEVARD

121.79' (1)

352.76' (1)

71.79'

SOLAIRE PHASE 6 – VILLAGE 9
GG BM 27

SIERRA VISTA VILLAGE FD-10
FF BM 70

85 84 83 82 81 140 141 142 143

1 2 3 4 5

S 16°25'15" W 43.84'
L=48.69' R=31.00'
Δ=90°00'00"

LOT 79

N 61°25'15" E 91.00'

S 28°34'45" E (R)
98.00'

19.00' 19.00' 10.00'

S 73°34'45" E 43.84'
L=48.69' R=31.00'
Δ=90°00'00"

60

DETAIL 'A'
SCALE: 1" = 40'

North

SEE SHEET 2 FOR BASIS OF BEARINGS AND NOTES

JOB NO. 22-02-005

SHEET 3 OF 10

PLAT OF

SIERRA VISTA VILLAGE FD-08 - PHASE 1

SUBDIVISION NO.: PL20-0119

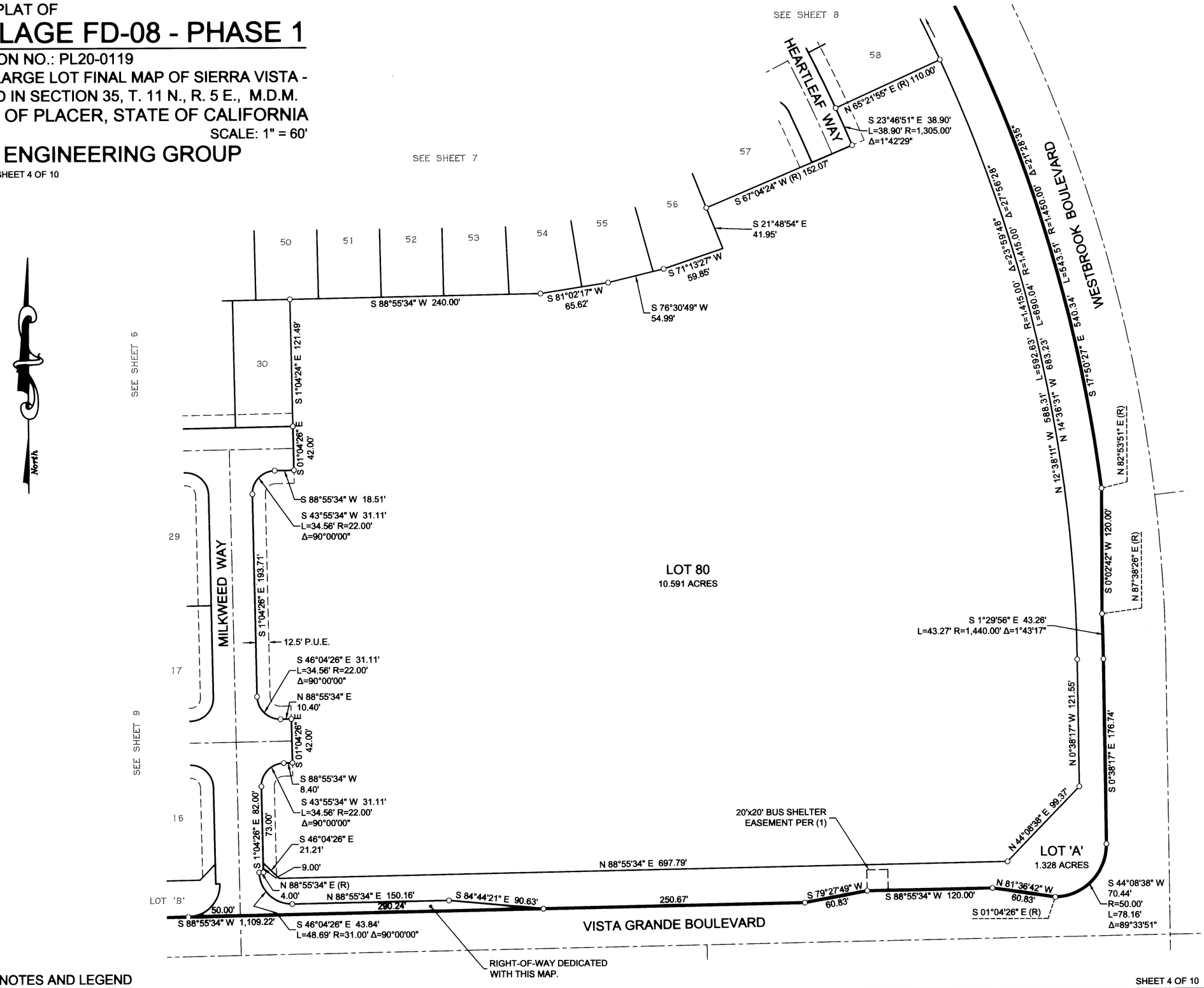
ALL OF LOTS 22 AND 25 OF THE LARGE LOT FINAL MAP OF SIERRA VISTA - FEDERICO" - 'EE' BM 06 LOCATED IN SECTION 35, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2024 SCALE: 1" = 60'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 4 OF 10



SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES AND LEGEND

JOB NO. 22-02-005

SHEET 4 OF 10

PLAT OF

SIERRA VISTA VILLAGE FD-08 - PHASE 1

SUBDIVISION NO.: PL20-0119

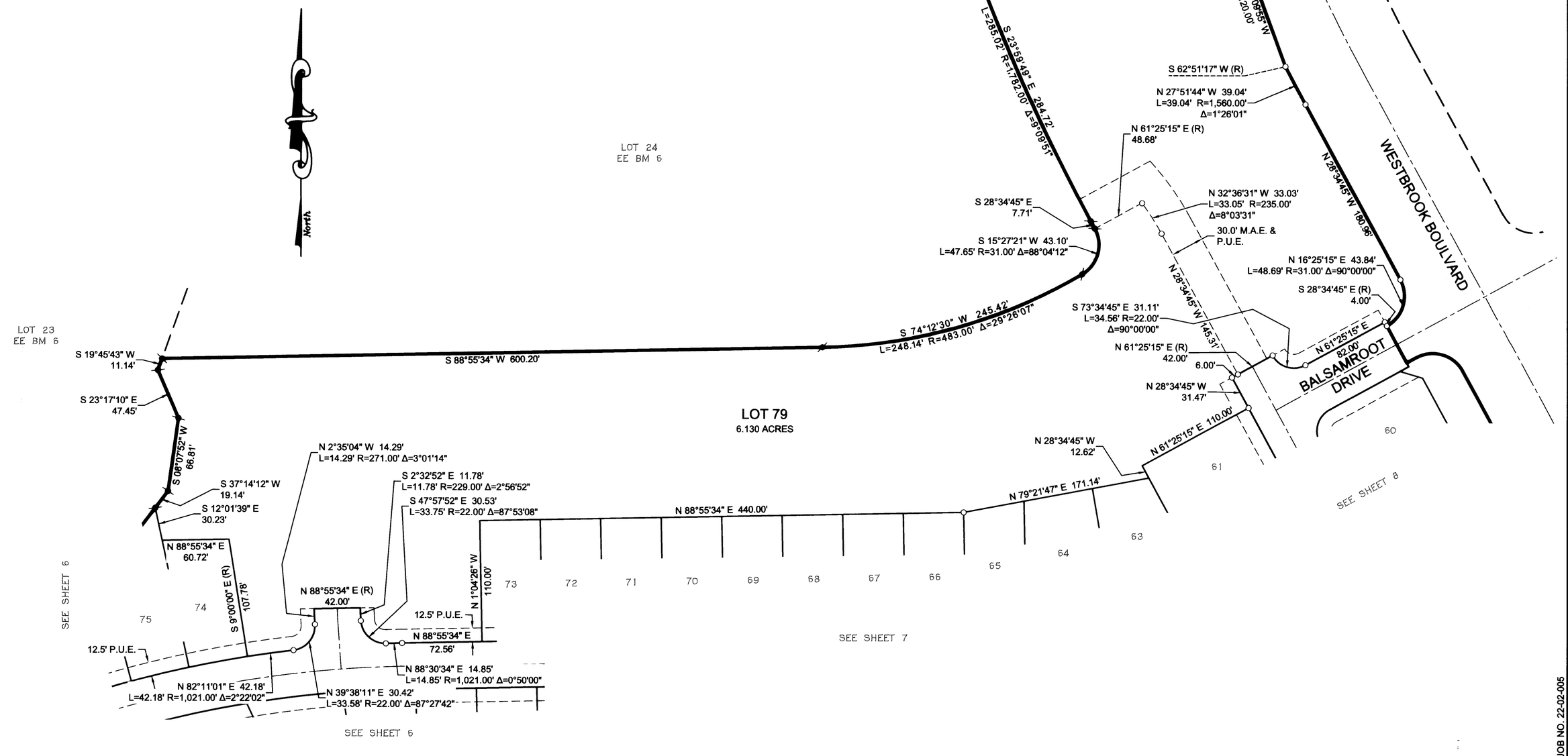
ALL OF LOTS 22 AND 25 OF THE LARGE LOT FINAL MAP OF SIERRA VISTA - FEDERICO" - 'EE' BM 06 LOCATED IN SECTION 35, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2024 SCALE: 1" = 60'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 5 OF 10



SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES AND LEGEND

JOB NO. 22-02-005

PLAT OF

SIERRA VISTA VILLAGE FD-08 - PHASE 1

SUBDIVISION NO.: PL20-0119

ALL OF LOTS 22 AND 25 OF THE LARGE LOT FINAL MAP OF SIERRA VISTA - FEDERICO" - 'EE' BM 06 LOCATED IN SECTION 35, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2024 SCALE: 1" = 40'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 6 OF 10

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C11	53.95'	1,021.00'	3°01'39"	S 76°27'31" W	53.94'
C12	53.81'	1,021.00'	3°01'10"	S 73°26'07" W	53.80'
C13	54.60'	1,021.00'	3°03'51"	S 69°33'06" W	54.60'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	48.57'	31.00'	89°46'00"	S 69°50'27" E	43.75'
C2	37.36'	31.00'	69°02'43"	S 13°07'07" W	35.14'
C3	10.65'	21.00'	29°03'02"	S 51°15'20" W	10.53'
C4	30.53'	550.00'	3°10'49"	N 23°22'03" W	30.52'
C5	55.78'	1,000.00'	3°11'46"	S 87°19'41" W	55.78'
C6	35.27'	22.00'	91°51'18"	N 63°35'44" W	31.61'
C7	34.94'	250.00'	8°00'31"	S 20°57'12" E	34.92'
C8	35.94'	22.00'	93°35'44"	S 28°49'49" W	32.07'
C9	42.18'	1,021.00'	2°22'02"	S 82°11'01" W	42.18'
C10	53.95'	1,021.00'	3°01'39"	S 79°29'10" W	53.94'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1(R)	N 24°43'27" W	4.00'
L2	S 65°32'41" E	9.05'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C14	48.89'	1,021.00'	2°44'37"	S 66°38'51" W	48.89'
C15	49.20'	229.00'	12°18'31"	S 84°55'11" E	49.10'
C16	58.22'	271.00'	12°18'31"	S 84°55'11" E	58.11'
C17	53.71'	250.00'	12°18'31"	S 84°55'11" E	53.60'
C18	52.95'	1,019.00'	2°58'37"	N 23°28'09" W	52.94'
C19	39.71'	271.00'	8°23'45"	S 86°52'34" E	39.68'
C20	18.51'	271.00'	3°54'46"	S 80°43'18" E	18.50'
C44	15.00'	1,021.00'	0°50'30"	S 71°30'16" W	15.00'

SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES AND LEGEND

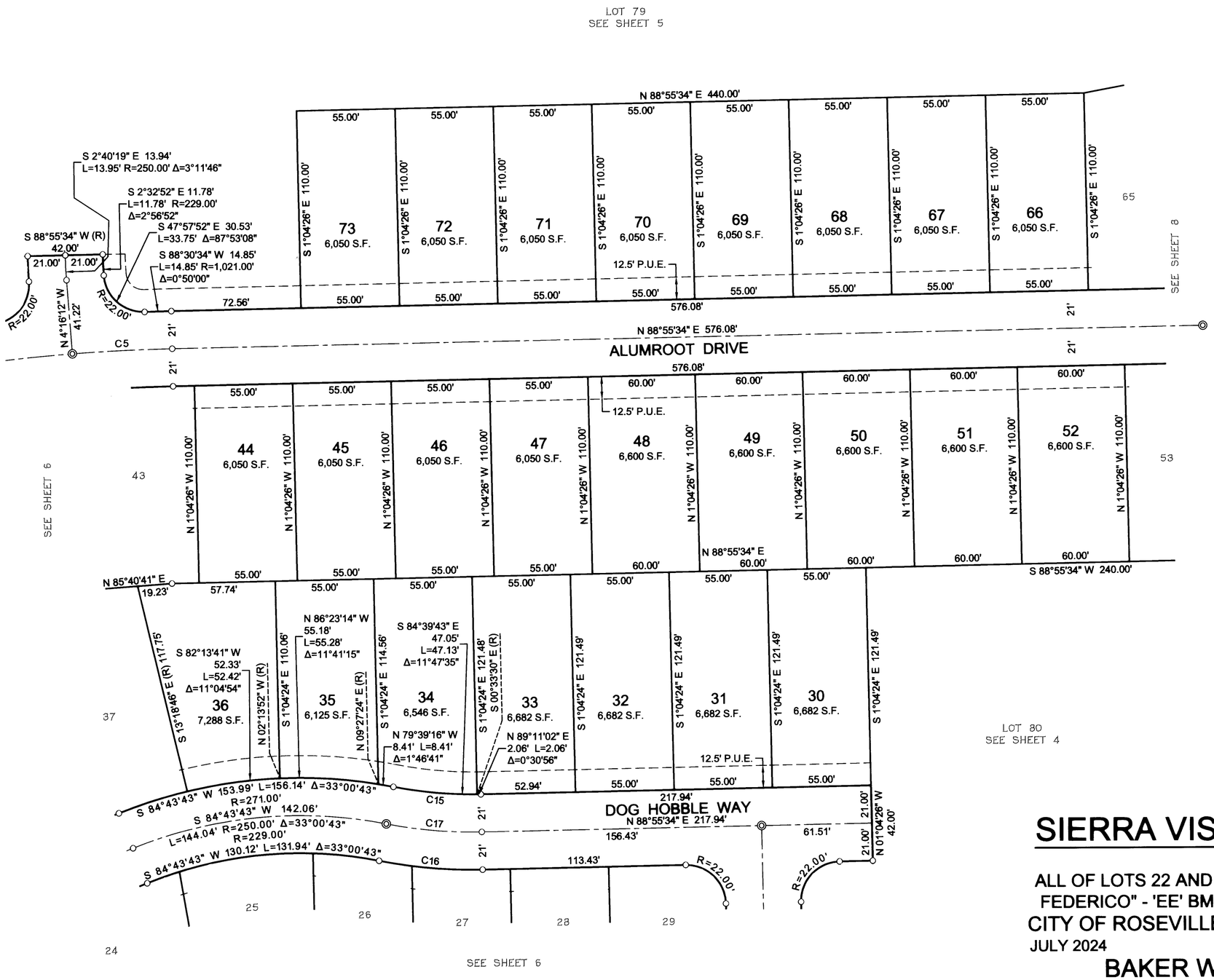
SEE SHEET 9

SEE SHEET 7

SEE SHEET 4

JOB NO. 22-02-005

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C15	49.20'	229.00'	12°18'31"	S 84°55'11" E	49.10'
C16	58.22'	271.00'	12°18'31"	S 84°55'11" E	58.11'
C17	53.71'	250.00'	12°18'31"	S 84°55'11" E	53.60'



PLAT OF

SIERRA VISTA VILLAGE FD-08 - PHASE 1

SUBDIVISION NO.: PL20-0119

ALL OF LOTS 22 AND 25 OF THE LARGE LOT FINAL MAP OF SIERRA VISTA - FEDERICO" - 'EE' BM 06 LOCATED IN SECTION 35, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2024 SCALE: 1" = 40'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 7 OF 10

JOB NO. 22-02-005

SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES AND LEGEND

PLAT OF

SIERRA VISTA VILLAGE FD-08 - PHASE 1

SUBDIVISION NO.: PL20-0119

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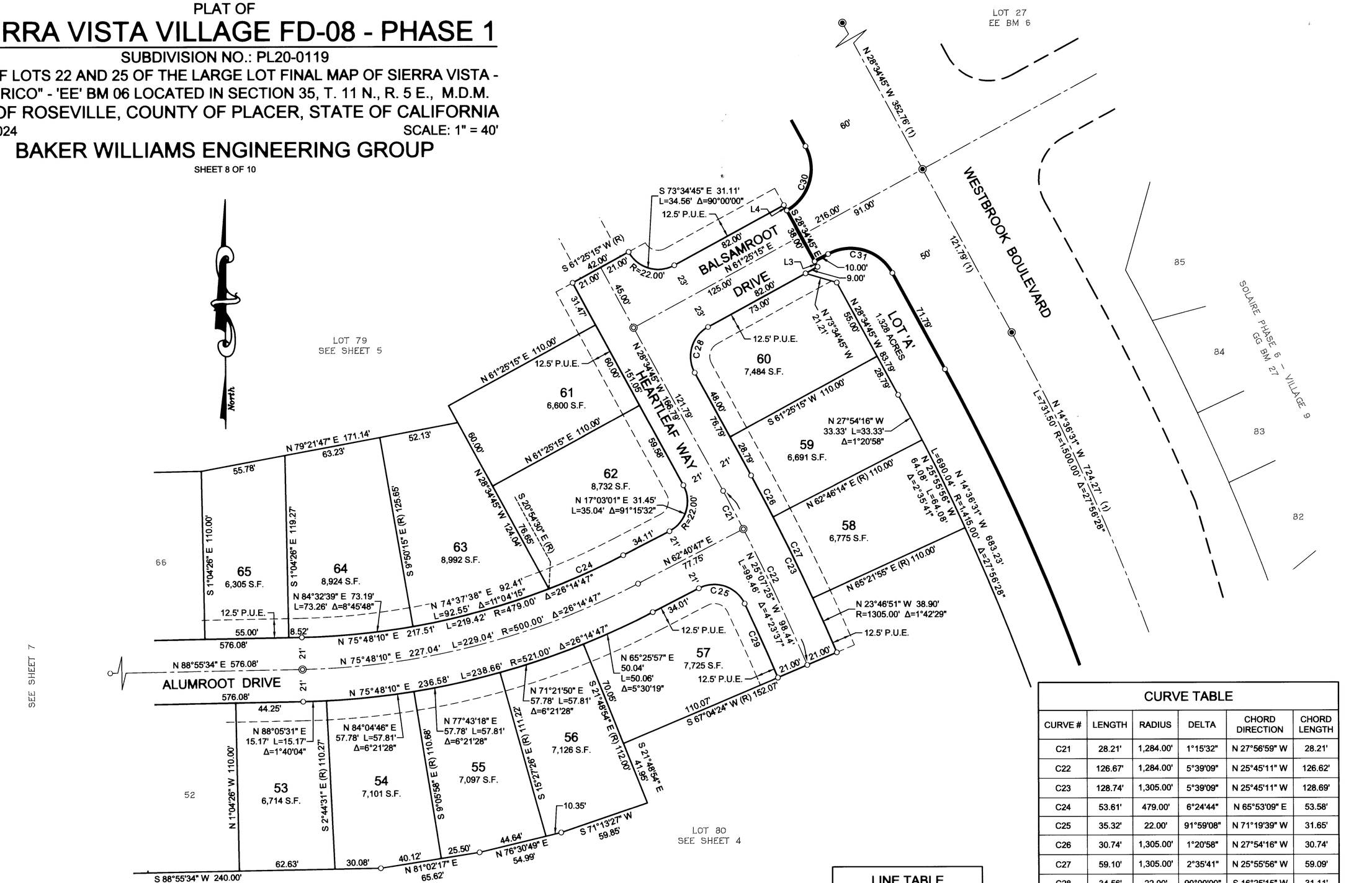
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2024 SCALE: 1" = 40'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 8 OF 10



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C21	28.21'	1,284.00'	1°15'32"	N 27°56'59" W	28.21'
C22	126.67'	1,284.00'	5°39'09"	N 25°45'11" W	126.62'
C23	128.74'	1,305.00'	5°39'09"	N 25°45'11" W	128.69'
C24	53.61'	479.00'	6°24'44"	N 65°53'09" E	53.58'
C25	35.32'	22.00'	91°59'08"	N 71°19'39" W	31.65'
C26	30.74'	1,305.00'	1°20'58"	N 27°54'16" W	30.74'
C27	59.10'	1,305.00'	2°35'41"	N 25°55'56" W	59.09'
C28	34.56'	22.00'	90°00'00"	S 16°25'15" W	31.11'
C29	53.08'	1,263.00'	2°24'28"	N 24°07'51" W	53.07'
C30	48.69'	31.00'	90°00'00"	N 16°25'15" E	43.84'
C31	48.69'	31.00'	90°00'00"	N 73°34'45" W	43.84'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	N 28°34'45" W	4.00'
L4	N 28°34'45" W	4.00'

SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES AND LEGEND

JOB NO. 22-02-005

SHEET 8 OF 10

PLAT OF

SIERRA VISTA VILLAGE FD-08 - PHASE 1

SUBDIVISION NO.: PL20-0119

ALL OF LOTS 22 AND 25 OF THE LARGE LOT FINAL MAP OF SIERRA VISTA - FEDERICO" - 'EE' BM 06 LOCATED IN SECTION 35, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2024 SCALE: 1" = 40'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 9 OF 10

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C4	30.53'	550.00'	3°10'49"	N 23°22'03" W	30.52'
C32	50.08'	250.00'	11°28'42"	N 85°20'05" W	50.00'
C33	50.08'	250.00'	11°28'42"	S 85°20'05" E	50.00'
C34	45.88'	229.00'	11°28'42"	S 85°20'05" E	45.80'
C35	54.29'	271.00'	11°28'42"	N 85°20'05" W	54.20'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C36	17.21'	32.00'	30°48'22"	S 76°27'45" W	17.00'
C37	34.13'	229.00'	8°32'20"	N 83°51'54" W	34.10'
C38	54.29'	271.00'	11°28'42"	S 85°20'05" E	54.20'
C39	16.98'	32.00'	30°24'31"	N 10°00'38" E	16.78'
C40	1.74'	32.00'	3°06'36"	N 89°41'22" W	1.74'
C41	15.47'	32.00'	27°41'46"	S 74°54'27" W	15.32'
C42	11.43'	1,044.00'	0°37'39"	N 17°47'44" W	11.43'
C43	33.38'	229.00'	8°21'05"	S 83°46'17" E	33.35'

DETAIL 'A'
SCALE: 1" = 5'

SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES AND LEGEND

JOB NO. 22-02-005

PLAT OF

SIERRA VISTA VILLAGE FD-08 - PHASE 1

SUBDIVISION NO.: PL20-0119

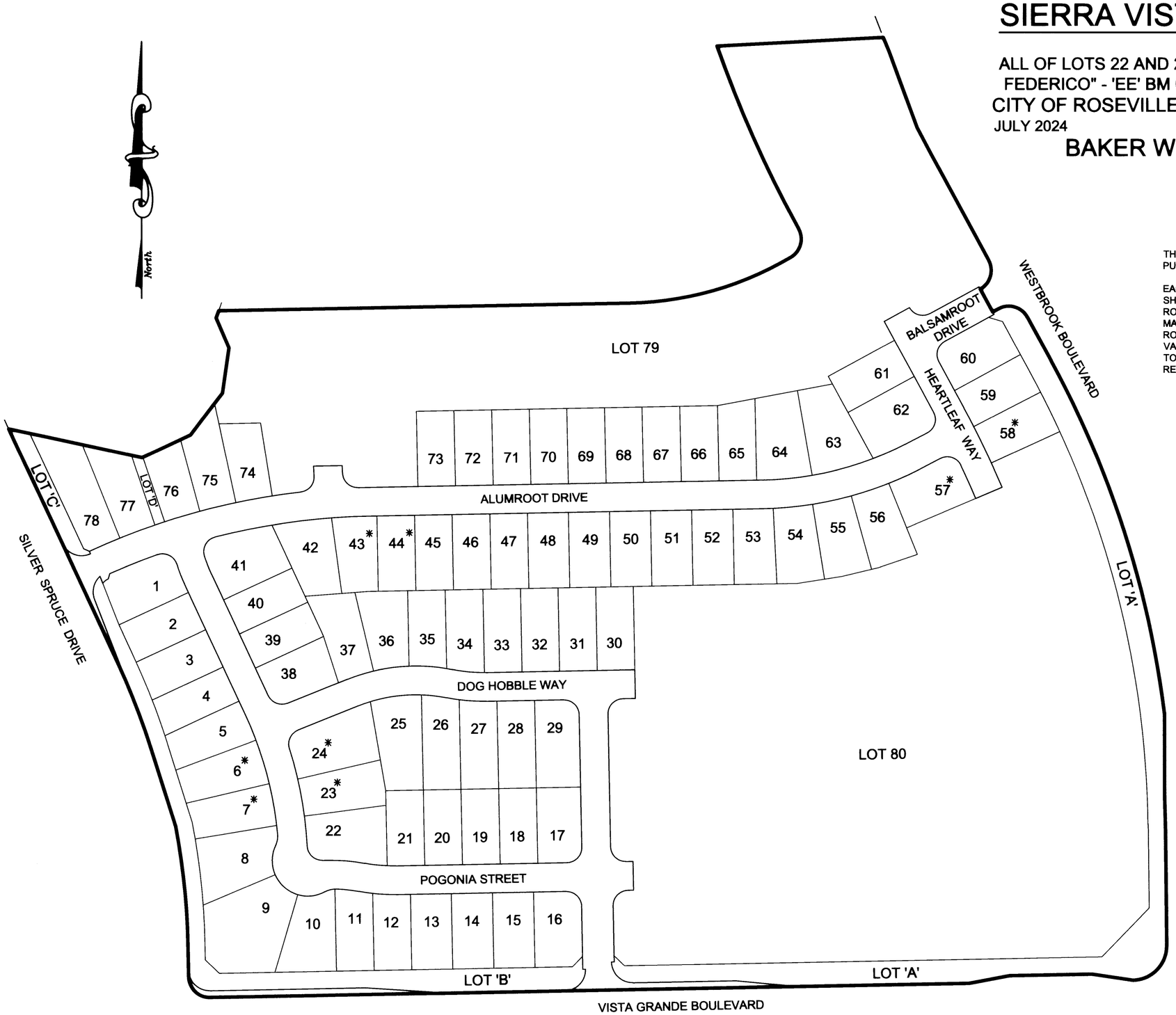
ALL OF LOTS 22 AND 25 OF THE LARGE LOT FINAL MAP OF SIERRA VISTA - FEDERICO" - 'EE' BM 06 LOCATED IN SECTION 35, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2024 SCALE: 1" = 100'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 10 OF 10



Informational Sheet Only

THIS SHEET CONTAINS ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSES ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE.

EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED HEREON SHALL BE FITTED WITH A SEWER BACKFLOW VALVE AS APPROVED BY THE CITY OF ROSEVILLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID DWELLING TO MAINTAIN THE VALVE AND PREVENT DAMAGE FROM OCCURRING THERETO. THE CITY OF ROSEVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR PERFORMANCE OF THE VALVE, AND THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO ANY SUCH DWELLING, OR ITS CONTENTS, DUE TO THE FAILURE OF THE VALVE FOR ANY REASON WHATSOEVER.

Legend:

* DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON THE SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE HOMEOWNER.

JOB NO. 22-02-005

SHEET 10 OF 10

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.15
File #: 0400-04-12-1
Item ID: 2025-513

Title:	Sierra Vista Village FD-08 Phase 2 - Notice of Completion
Contact:	Matt Shields 916-223-7109 mshields@roseville.ca.us

SUMMARY

Staff recommends approval of the Notice of Completion for the Sierra Vista FD-08 Phase 2. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution accepting the public work known as Sierra Vista Village FD-08 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.

BACKGROUND

The Engineering Division has made a final inspection of the above project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications.

FISCAL IMPACT

The actions requested as part of this action have no impact to the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Approval of a Notice of Completion meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Matt Shields, Construction Inspector

Mike Isom, Development Services Director

ATTACHMENTS:

1. Resolution 25-258
2. Notice of Completion
3. Exhibit A
4. Final Map

REVIEWERS:

Matt Shields, Development Services Department - Engineering Division	Created/Initiated - 7/16/2025
Marc Stout, Development Services Department - Engineering Division	Approved - 7/18/2025
Mike Isom, Development Services Department	Approved - 7/18/2025
Gretchen Hakala, City Attorney Department	Approved - 7/18/2025
Katrina Six, City Clerk Department	Approved - 7/21/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/21/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/25/2025
Dominick Casey, City Clerk Department	Approved - 7/29/2025
Katrina Six, City Clerk Department	Final Approval - 7/29/2025

RESOLUTION NO. 25-258

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA FD-08 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 FD-08 Phase 2 is hereby approved and the public work accepted.

2. All rights of way and easements as offered on the final map of Sierra Vista Village FD-08 – Phase 2 recorded with Placer County Recorder's Office Book GG of Maps, Page 84 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 Sierra Vista FD-08 Phase 2 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 Teichert Construction.

The surety on said project was The Ohio Casualty Insurance Company - Bond No.38K010375

_____.

_____

Marc Stout

City Engineer
City of Roseville
Owner

ATTEST:

_____
Carmen Avalos, City Clerk

State of California)
County of Placer)

I, Marc Stout, being first duly sworn, depose and say: I am the City Engineer of the City of Roseville, a municipal corporation in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Roseville. I have read the Notice of Completion and know its contents and the facts stated therein are true.

_____

Marc Stout

City Engineer
City of Roseville

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)

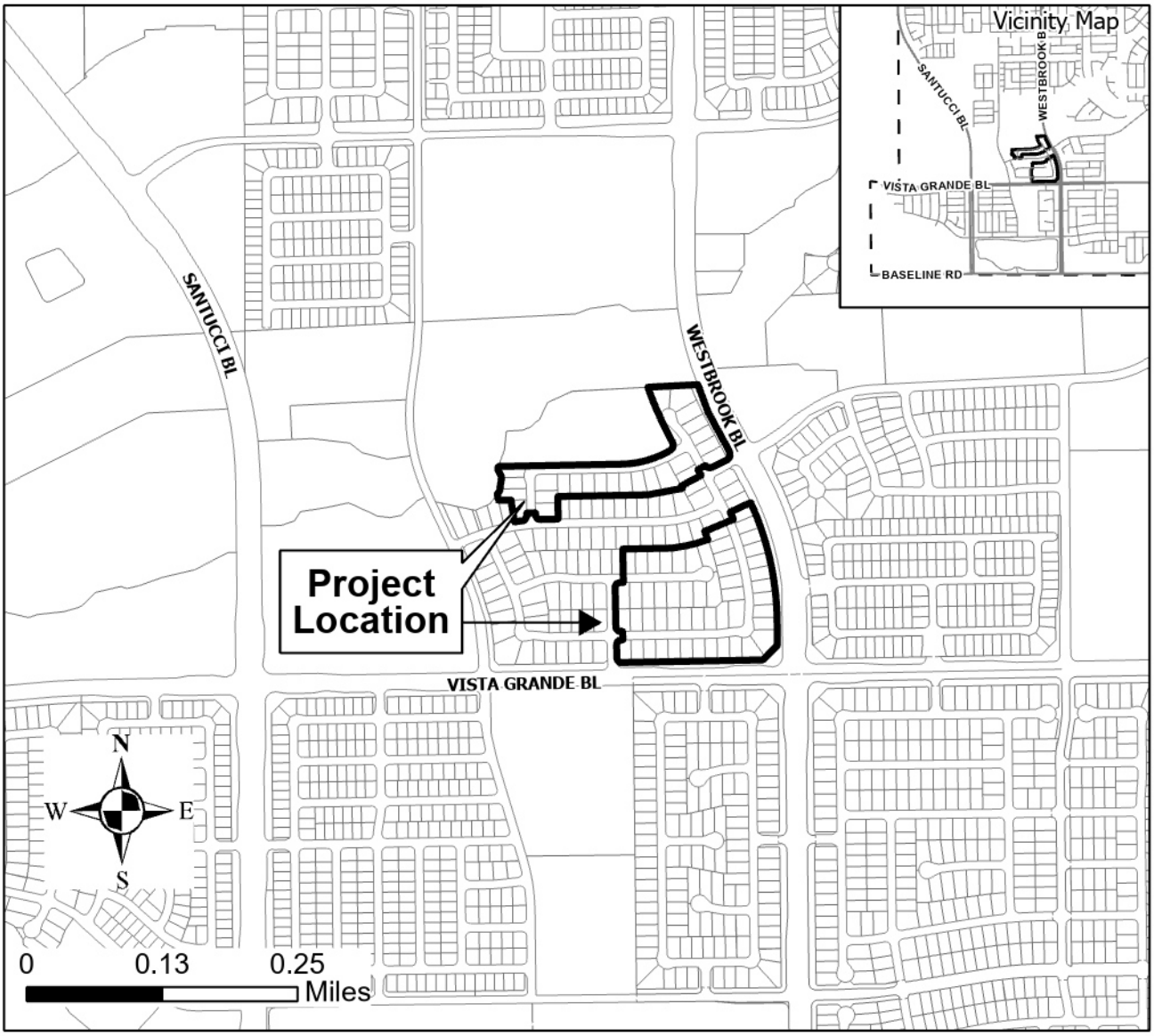
Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20___, Marc Stout proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

Exhibit A: Location Map

City of Roseville
Sierra Vista Village FD-08 Phase 2



PLAT OF

SIERRA VISTA VILLAGE FD-08 - PHASE 2

SUBDIVISION NO.: PL20-0119

ALL OF LOT 79 AND LOT 80 AS SHOWN ON "SIERRA VISTA VILLAGE FD-08 - PHASE 1" - 'GG' BM 83 LOCATED IN SECTION 35, T. 11 N., R. 5 E., M.D.M. CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY ~~JUNE~~ 2024

BAKER WILLIAMS ENGINEERING GROUP

SHEET 1 OF 8

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTERESTS IN THE REAL PROPERTY INCLUDED WITHIN THIS PLAT OF "SIERRA VISTA VILLAGE FD-08 - PHASE 2" SHOWN UPON THIS MAP AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENTS FOR INSTALLATION AND MAINTENANCE OF BUT NOT LIMITED TO WATER, GAS, DRAIN AND SEWER PIPES, AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS, LOT 'A' AND THE STREET, WAY AND COURTS AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE STREET, WAY AND COURTS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT-OF-WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS DOG HOBBLE COURT, HEARTLEAF WAY, BEEPLANT STREET AND JACOBS LADDER COURT.

(B) LOT 'A' SHOWN HEREON AS PUBLIC RIGHT-OF-WAY FOR LANDSCAPE PURPOSES.

(C) LOT 'B' SHOWN HEREON FOR PARK PURPOSES.

JOHN MOURIER CONSTRUCTION, INC., A CALIFORNIA CORPORATION

BY: _____
PRINT NAME: Martin F. Ziegler
TITLE: Executive Vice President

BY: _____
PRINT NAME: Rod Yamanaka
TITLE: CFO

NOTARY ACKNOWLEDGEMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF PLACER

ON May 20, 2024, BEFORE ME, Karen Headley A NOTARY PUBLIC
(PRINT NAME AND TITLE OF OFFICER)

PERSONALLY APPEARED Martin F. Ziegler and 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.

MY COMMISSION # IS 2417334.
MY COMMISSION EXPIRES 10-16-26.
MY PRINCIPAL PLACE OF BUSINESS IS IN Placer COUNTY.

_____
NOTARY PUBLIC

Karen Headley
PRINT NAME

SURVEYOR'S STATEMENT:

THIS PLAT OF "SIERRA VISTA VILLAGE FD-08 - PHASE 2" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOHN MOURIER CONSTRUCTION, INC. IN JUNE, 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2025, THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE 5/6/2024

_____
JOHN KARL JEFFRIES L.S. 7820
EXPIRES 12/31/2025

LICENSED LAND SURVEYOR
JOHN KARL JEFFRIES
No. 7820
EXPIRES
12/31/2025
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF "SIERRA VISTA VILLAGE FD-08 - PHASE 2" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

DATED 6/26/24

_____
MARC STOUT R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
EXPIRATION DATE 09/30/2024

I HEREBY STATE THAT I AM SATISFIED THAT THIS PLAT OF "SIERRA VISTA VILLAGE FD-08 - PHASE 2" IS TECHNICALLY CORRECT.

For Marc Stout, City Engineer, City of Roseville

DATED 6/25/24

_____
TIMOTHY G. BLAIR
P.L.S. 8278 EXPIRATION DATE 12/31/2025

PROFESSIONAL LAND SURVEYOR
TIMOTHY G. BLAIR
No. 8278
EXP. 12/31/25
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE HAS APPROVED THIS PLAT OF "SIERRA VISTA VILLAGE FD-08 - PHASE 2" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS OFFERED HEREON FOR DEDICATION, AND HAS ACCEPTED SUBJECT TO IMPROVEMENT LOTS 'A' AND 'B' AND THE RIGHTS-OF-WAY OFFERED HEREON FOR DEDICATION AND DOES HEREBY APPROVE THE ABANDONMENT OF THE EASEMENT LISTED WITHIN NOTE 7 ON SHEET 2.

DATED 7/17/2024

_____
CARMEN AVALOS, 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 49 MINUTES AFTER 10 O'CLOCK A.M. ON THE 8th DAY OF August, 2024 AND RECORDED IN BOOK GG OF MAPS, AT PAGE 84.

DOCUMENT NO. 2024-0042021

_____
COUNTY RECORDER OF PLACER COUNTY

FEE $104.00

BY: _____
DEPUTY

JOB NO. 22-02-005

PLAT OF

SIERRA VISTA VILLAGE FD-08 - PHASE 2

SUBDIVISION NO.: PL20-0119

ALL OF LOT 79 AND LOT 80 AS SHOWN ON "SIERRA VISTA VILLAGE FD-08 - PHASE 1" - 'GG' BM 83 LOCATED IN SECTION 35, T. 11 N., R. 5 E., M.D.M. CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2024

BAKER WILLIAMS ENGINEERING GROUP

SHEET 2 OF 8

NOTES:

1. ALL BEARINGS ALONG CURVED LINES ARE CHORD MEASUREMENTS.
2. THIS SUBDIVISION CONTAINS 16.721 ACRES MORE OR LESS, CONTAINING 78 SINGLE FAMILY RESIDENTIAL LOTS NUMBERED 1 THROUGH 78, ONE (1) LANDSCAPE LOT LETTERED LOT 'A' AND ONE LOT FOR PARK PURPOSES LETTERED LOT 'B'.
3. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, PROJECT NO. E133171.013 DATED JANUARY 22, 2021. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ROSEVILLE ENGINEERING DEPARTMENT (FILE NUMBER 308-810A).
5. ALL REAR PROPERTY CORNERS AND ANGLE POINTS SHALL BE MONUMENTED WITH A 5/8" REBAR WITH METAL CAP STAMPED "LS7820". IN THE EVENT OF A CONFLICT WITH A RETAINING WALL OR FENCE, A 3.0' WITNESS CORNER SHALL BE SET ONLINE.
6. ALL FRONT PROPERTY CORNERS SHALL BE MONUMENTED WITH A 1" BRASS DISK STAMPED "LS7820", 1.0' FROM PROPERTY CORNER INTO THE SIDEWALK ON A PROJECTION OF PROPERTY LINE AT FRONT AND/OR SIDE LOT LINES PRODUCED.
7. PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENT IS HEREBY ABANDONED:
   (A) THE 30.0' WIDE MAINTENANCE ACCESS EASEMENT (M.A.E.) AND PUBLIC UTILITY EASEMENT (P.U.E.) SHOWN ON, OVER AND ACROSS LOT 79 AS SHOWN ON THAT FINAL MAP ENTITLED "SIERRA VISTA VILLAGE FD-08 - PHASE 1, FILED IN BOOK 'GG' OF MAPS, AT PAGE 83.
8. THE LOTS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "SIERRA VISTA VILLAGE FD-08 - PHASES 1 AND 2" FILED AS INSTRUMENT NO. 2024-0042023, O.R.P.C..

LEGEND:

P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
○	DIMENSION POINT, NOTHING FOUND OR SET
◎	SET BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED L.S. 7820
⌀	FND 3/4" IRON PIPE TAGGED "L.S. 7944" PER EE BM 6
◉	FND BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED "L.S. 7944" PER EE BM 6
◉	FND BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED "L.S. 9570" PER FF BM 51

REFERENCES:

(1) RECORD PER EE BM 6

(2) RECORD PER FF BM 51

(3) RECORD PER GG BM 83

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF VISTA GRANDE BOULEVARD, BEING N 88°55'34" E AND ESTABLISHED BY MONUMENTS FOUND AS SHOWN HEREON PER EE BM 6.

JOB NO. 22-02-005

PLAT OF

SIERRA VISTA VILLAGE FD-08 - PHASE 2

SUBDIVISION NO.: PL20-0119

ALL OF LOT 79 AND LOT 80 AS SHOWN ON "SIERRA VISTA VILLAGE FD-08 - PHASE 1" - 'GG' BM 83 LOCATED IN SECTION 35, T. 11 N., R. 5 E., M.D.M. CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2024

SCALE: 1" = 100'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 3 OF 8

SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES, LEGEND AND REFERENCES.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C36 (3)	34.56'	22.00'	90°00'00"	S 73°34'45" E	31.11'
C59 (3)	48.69'	31.00'	90°00'00"	N 16°25'15" E	43.84'
C62 (3)	11.78'	229.00'	2°56'52"	S 2°32'52" E	11.78'
C63 (3)	14.85'	1,021.00'	0°50'00"	N 88°30'34" E	14.85'
C64 (3)	33.58'	22.00'	87°27'42"	N 39°38'11" E	30.42'
C65 (3)	42.18'	1,021.00'	2°22'02"	N 82°11'01" E	42.18'
C66 (3)	14.29'	271.00'	3°01'14"	N 2°35'04" W	14.29'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L7(R)	S 28°34'45" E	4.00'

GRAPHIC SCALE: 1"=100'

JOB NO. 22-02-005

SHEET 3 OF 8

PLAT OF

SIERRA VISTA VILLAGE FD-08 - PHASE 2

SUBDIVISION NO.: PL20-0119

ALL OF LOT 79 AND LOT 80 AS SHOWN ON "SIERRA VISTA VILLAGE FD-08 - PHASE 1" - '66' BM 83 LOCATED IN SECTION 35, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2024

SCALE: 1" = 40'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 4 OF 8

North

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C3	50.08'	250.00'	11°28'42"	N 83°11'13" E	50.00'
C4	50.08'	250.00'	11°28'42"	S 83°11'13" W	50.00'
C5	41.55'	250.00'	9°31'22"	S 4°07'24" W	41.50'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C6	61.18'	250.00'	14°01'17"	N 1°52'26" E	61.03'
C7	54.29'	271.00'	11°28'42"	N 83°11'13" E	54.20'
C8	34.13'	229.00'	8°32'20"	S 81°43'02" W	34.10'
C9	17.21'	32.00'	30°48'22"	N 78°36'37" W	17.00'
C10	131.87'	52.00'	145°17'50"	N 44°08'38" E	99.27'
C11	17.21'	32.00'	30°48'22"	S 13°06'06" E	17.00'
C12	26.31'	229.00'	6°35'00"	S 5°35'35" W	26.30'
C13	66.32'	271.00'	14°01'17"	N 1°52'26" E	66.15'
C14	56.04'	229.00'	14°01'17"	N 1°52'26" E	55.90'
C15	45.04'	271.00'	9°31'22"	S 4°07'24" W	44.99'
C16	54.29'	271.00'	11°28'42"	S 83°11'13" W	54.20'
C17	45.88'	229.00'	11°28'42"	N 83°11'13" E	45.80'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C18	2.84'	229.00'	0°42'38"	S 77°48'10" W	2.84'
C19	13.24'	52.00'	14°35'13"	S 70°30'03" E	13.20'
C20	43.15'	52.00'	47°32'51"	N 78°25'55" E	41.93'
C21	35.67'	52.00'	39°18'05"	N 35°00'27" E	34.97'
C22	39.81'	52.00'	43°51'41"	N 6°34'26" W	38.84'
C23	44.99'	271.00'	9°30'43"	S 84°10'12" W	44.94'
C24	9.30'	271.00'	1°57'59"	S 78°25'51" W	9.30'

40' 0' 40' 80' 120'

GRAPHIC SCALE: 1"=40'

SEE SHEET 5

SEE SHEET 5

MILKWEED WAY

HEARTLEAF WAY

WESTBROOK BOULEVARD

VISTA GRANDE BOULEVARD

LOT 'A'

BASIS OF BEARINGS
N 88°55'34" E 1,515.55' (1)(3)

20'x20' BUS SHELTER EASEMENT PER (1)

SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES, LEGEND AND REFERENCES.

JOB NO. 22-02-005

PLAT OF

SIERRA VISTA VILLAGE FD-08 - PHASE 2

SUBDIVISION NO.: PL20-0119

ALL OF LOT 79 AND LOT 80 AS SHOWN ON "SIERRA VISTA VILLAGE FD-08 - PHASE 1" - 'GG' BM 83 LOCATED IN SECTION 35, T. 11 N., R. 5 E., M.D.M. CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2024 SCALE: 1" = 40'

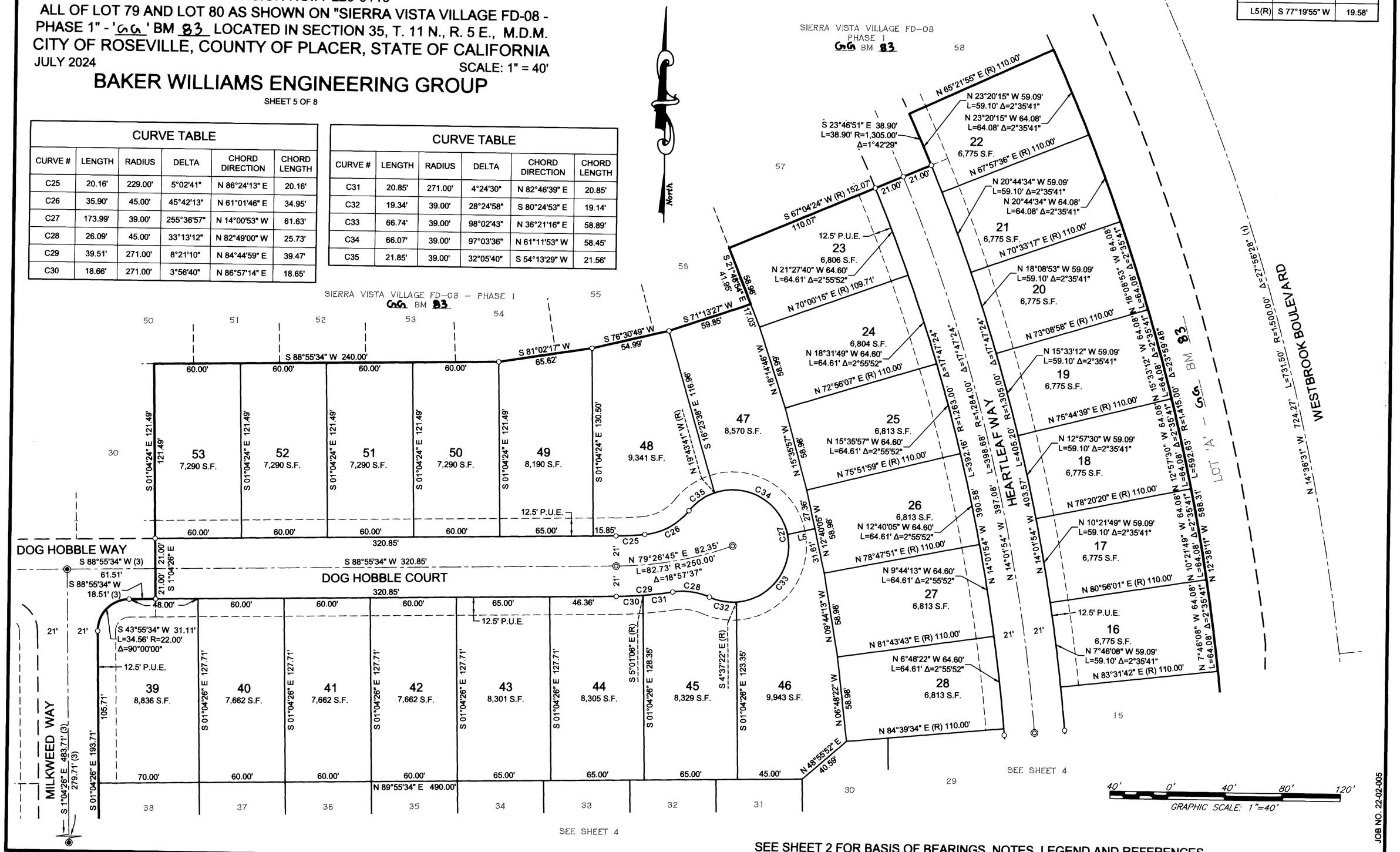
BAKER WILLIAMS ENGINEERING GROUP

SHEET 5 OF 8

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C25	20.16'	229.00'	5°02'41"	N 86°24'13" E	20.16'
C26	35.90'	45.00'	45°42'13"	N 61°01'46" E	34.95'
C27	173.99'	39.00'	255°36'57"	N 14°00'53" W	61.63'
C28	26.09'	45.00'	33°13'12"	N 82°49'00" W	25.73'
C29	39.51'	271.00'	8°21'10"	N 84°44'59" E	39.47'
C30	18.66'	271.00'	3°56'40"	N 86°57'14" E	18.65'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C31	20.85'	271.00'	4°24'30"	N 82°46'39" E	20.85'
C32	19.34'	39.00'	28°24'58"	S 80°24'53" E	19.14'
C33	66.74'	39.00'	98°02'43"	N 36°21'16" E	58.89'
C34	66.07'	39.00'	97°03'36"	N 61°11'53" W	58.45'
C35	21.85'	39.00'	32°05'40"	S 54°13'29" W	21.56'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L5(R)	S 77°19'55" W	19.58'



SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES, LEGEND AND REFERENCES.

JOB NO. 22-02-005

SHEET 5 OF 8

PLAT OF

SIERRA VISTA VILLAGE FD-08 - PHASE 2

SUBDIVISION NO.: PL20-0119

ALL OF LOT 79 AND LOT 80 AS SHOWN ON "SIERRA VISTA VILLAGE FD-08 - PHASE 1" - 'GG' BM 83 LOCATED IN SECTION 35, T. 11 N., R. 5 E., M.D.M. CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2024 SCALE: 1" = 40'

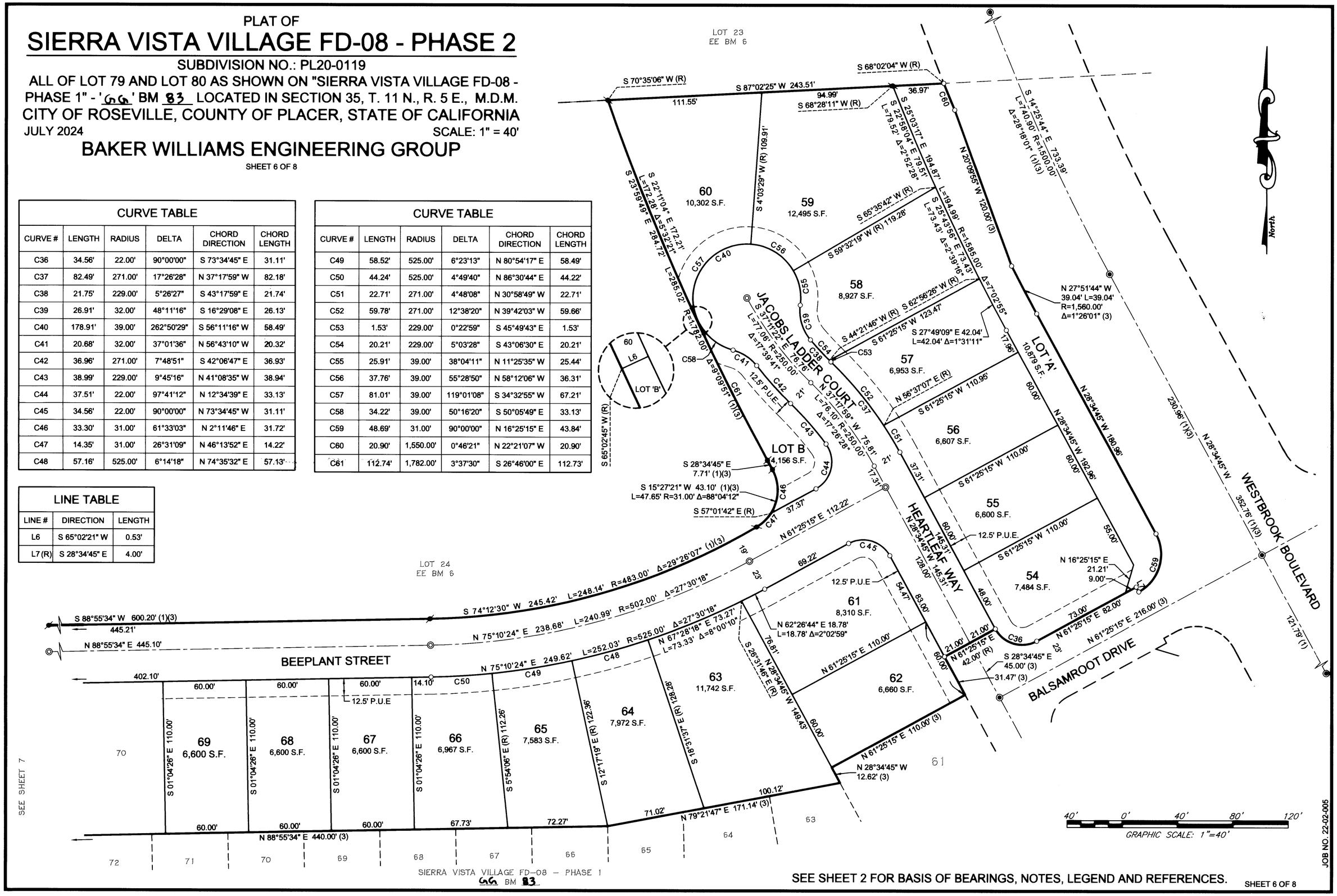
BAKER WILLIAMS ENGINEERING GROUP

SHEET 6 OF 8

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C36	34.56'	22.00'	90°00'00"	S 73°34'45" E	31.11'
C37	82.49'	271.00'	17°26'28"	N 37°17'59" W	82.18'
C38	21.75'	229.00'	5°26'27"	S 43°17'59" E	21.74'
C39	26.91'	32.00'	48°11'16"	S 16°29'08" E	26.13'
C40	178.91'	39.00'	262°50'29"	S 56°11'16" W	58.49'
C41	20.68'	32.00'	37°01'36"	N 56°43'10" W	20.32'
C42	36.96'	271.00'	7°48'51"	S 42°06'47" E	36.93'
C43	38.99'	229.00'	9°45'16"	N 41°08'35" W	38.94'
C44	37.51'	22.00'	97°41'12"	N 12°34'39" E	33.13'
C45	34.56'	22.00'	90°00'00"	N 73°34'45" W	31.11'
C46	33.30'	31.00'	61°33'03"	N 2°11'46" E	31.72'
C47	14.35'	31.00'	26°31'09"	N 46°13'52" E	14.22'
C48	57.16'	525.00'	6°14'18"	N 74°35'32" E	57.13'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C49	58.52'	525.00'	6°23'13"	N 80°54'17" E	58.49'
C50	44.24'	525.00'	4°49'40"	N 86°30'44" E	44.22'
C51	22.71'	271.00'	4°48'08"	N 30°58'49" W	22.71'
C52	59.78'	271.00'	12°38'20"	N 39°42'03" W	59.66'
C53	1.53'	229.00'	0°22'59"	S 45°49'43" E	1.53'
C54	20.21'	229.00'	5°03'28"	S 43°06'30" E	20.21'
C55	25.91'	39.00'	38°04'11"	N 11°25'35" W	25.44'
C56	37.76'	39.00'	55°28'50"	N 58°12'06" W	36.31'
C57	81.01'	39.00'	119°01'08"	S 34°32'55" W	67.21'
C58	34.22'	39.00'	50°16'20"	S 50°05'49" E	33.13'
C59	48.69'	31.00'	90°00'00"	N 16°25'15" E	43.84'
C60	20.90'	1,550.00'	0°46'21"	N 22°21'07" W	20.90'
C61	112.74'	1,782.00'	3°37'30"	S 26°46'00" E	112.73'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L6	S 65°02'21" W	0.53'
L7 (R)	S 28°34'45" E	4.00'



SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES, LEGEND AND REFERENCES.

SHEET 6 OF 8

JOB NO. 22-02-005

PLAT OF

SIERRA VISTA VILLAGE FD-08 - PHASE 2

SUBDIVISION NO.: PL20-0119

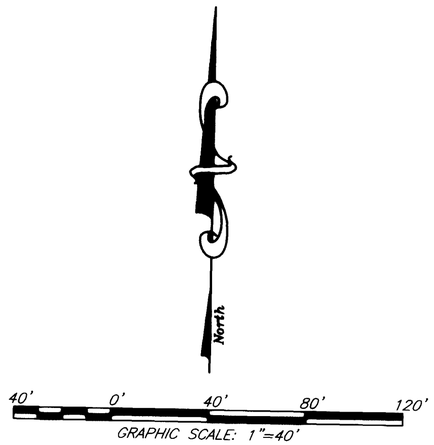
ALL OF LOT 79 AND LOT 80 AS SHOWN ON "SIERRA VISTA VILLAGE FD-08 - PHASE 1" - 'GG' BM 83 LOCATED IN SECTION 35, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2024

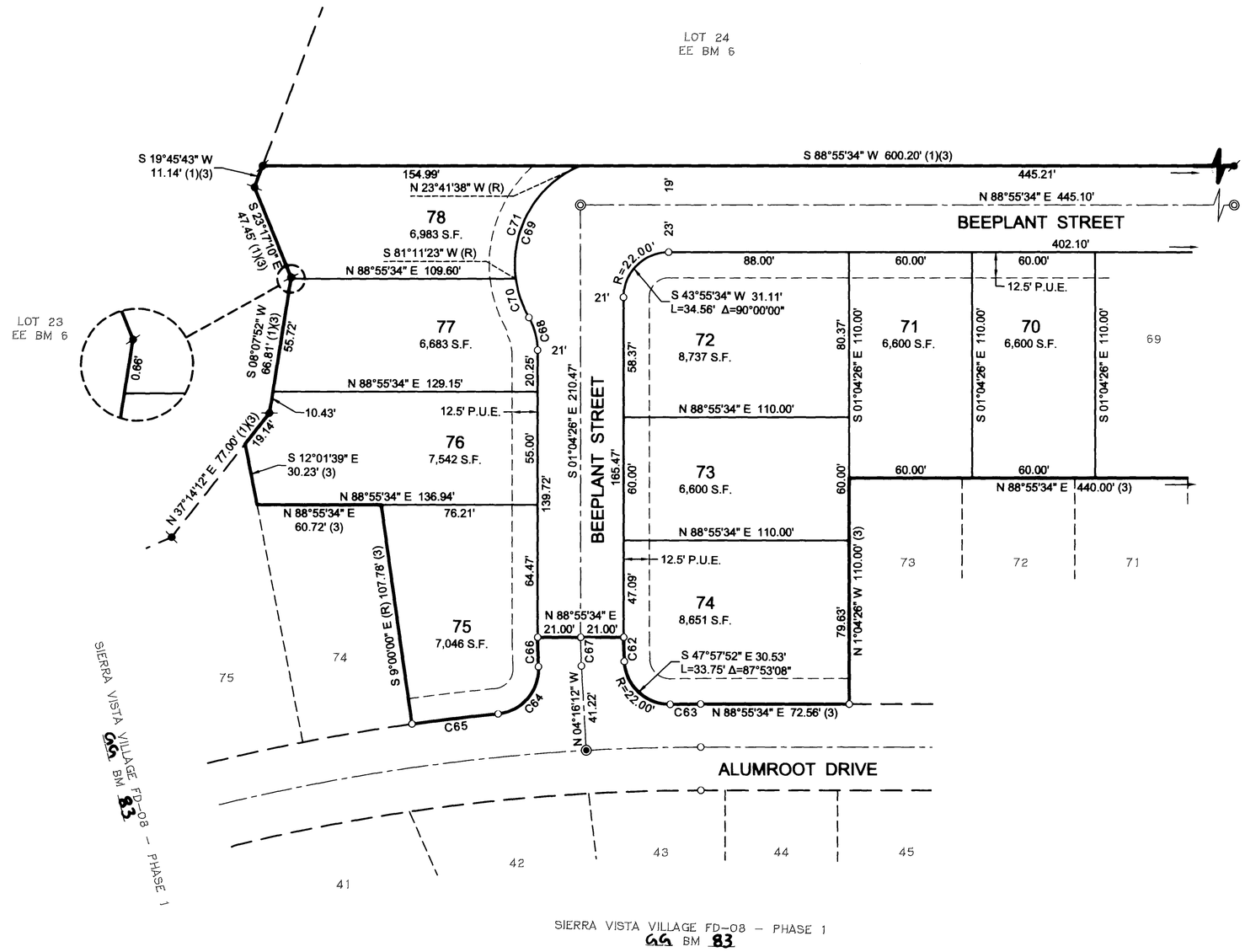
SCALE: 1" = 40'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 7 OF 8



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C62	11.78'	229.00'	2°56'52"	S 2°32'52" E	11.78'
C63	14.85'	1,021.00'	0°50'00"	N 88°30'34" E	14.85'
C64	33.58'	22.00'	87°27'42"	N 39°38'11" E	30.42'
C65	42.18'	1,021.00'	2°22'02"	N 82°11'01" E	42.18'
C66	14.29'	271.00'	3°01'14"	N 2°35'04" W	14.29'
C67	13.95'	250.00'	3°11'46"	S 2°40'19" E	13.94'
C68	16.64'	32.00'	29°48'10"	N 15°58'31" W	16.46'
C69	88.20'	52.00'	97°10'58"	S 17°42'53" W	78.00'
C70	20.03'	52.00'	22°03'59"	S 19°50'37" E	19.90'
C71	68.17'	52.00'	75°06'59"	S 28°44'52" W	63.40'



SEE SHEET 2 FOR BASIS OF BEARINGS, NOTES, LEGEND AND REFERENCES.

JOB NO. 22-02-005

SHEET 7 OF 8

PLAT OF

SIERRA VISTA VILLAGE FD-08 - PHASE 2

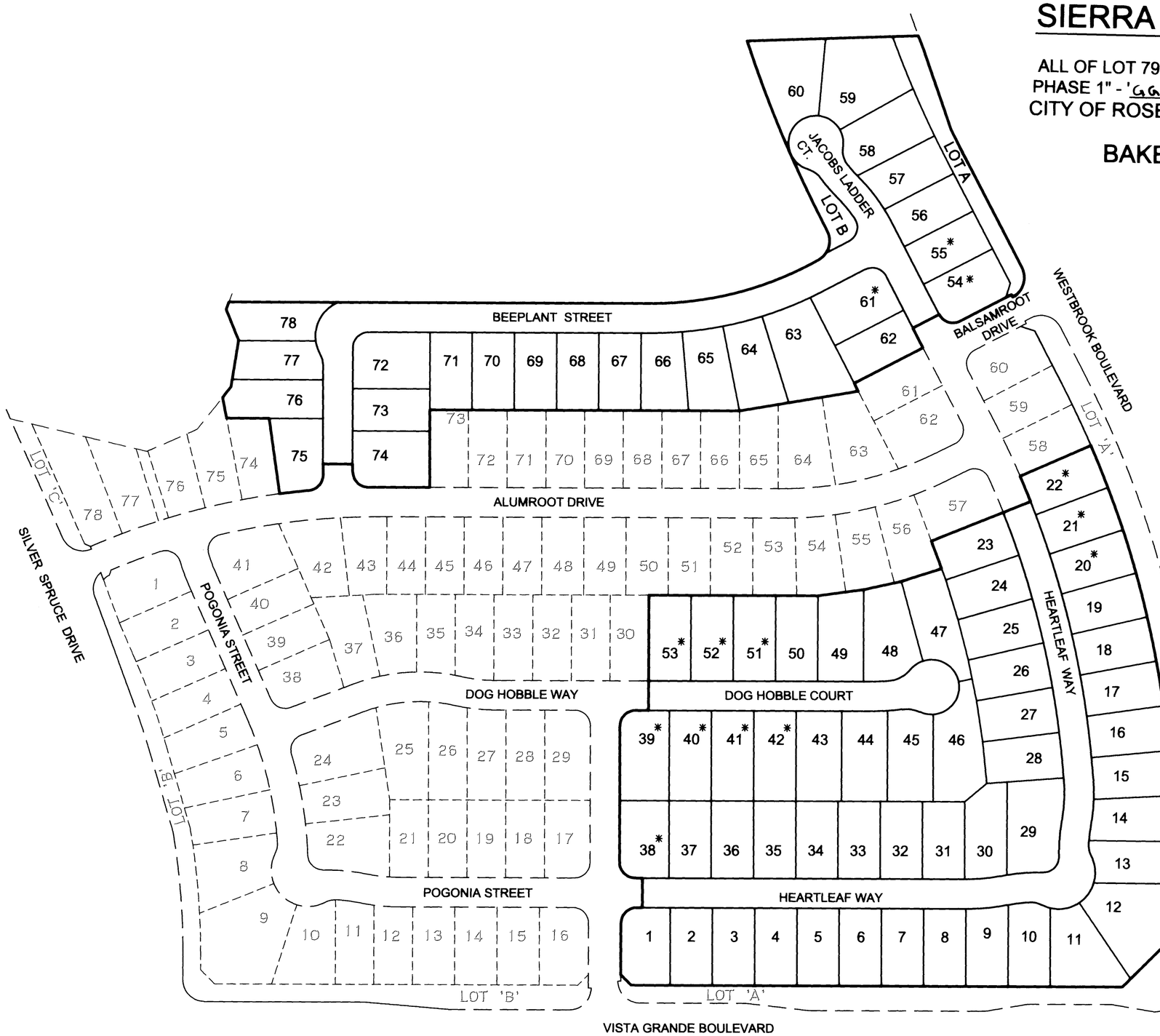
SUBDIVISION NO.: PL20-0119

ALL OF LOT 79 AND LOT 80 AS SHOWN ON "SIERRA VISTA VILLAGE FD-08 - PHASE 1" - 'GG' BM 83 LOCATED IN SECTION 35, T. 11 N., R. 5 E., M.D.M.
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2024

BAKER WILLIAMS ENGINEERING GROUP

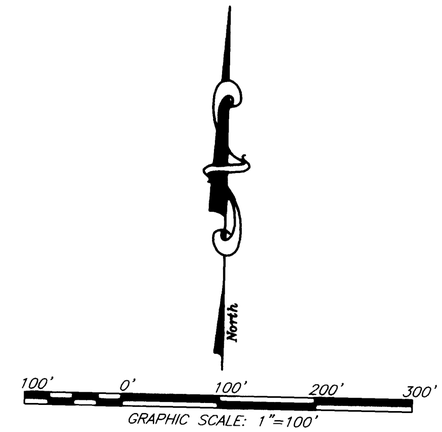
SHEET 8 OF 8



Informational Sheet Only

THIS SHEET CONTAINS ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSES ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE.

EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED HEREON SHALL BE FITTED WITH A SEWER BACKFLOW VALVE AS APPROVED BY THE CITY OF ROSEVILLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID DWELLING TO MAINTAIN THE VALVE AND PREVENT DAMAGE FROM OCCURRING THERETO. THE CITY OF ROSEVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR PERFORMANCE OF THE VALVE, AND THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO ANY SUCH DWELLING, OR ITS CONTENTS, DUE TO THE FAILURE OF THE VALVE FOR ANY REASON WHATSOEVER.



* DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON THE SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE HOMEOWNER.

JOB NO. 22-02-005

SHEET 8 OF 8

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.16
File #: 0400-04-12-1
Item ID: 2025-514

Title:	Sierra Vista Community Facilities District Phase 12A Project - Notice of Completion
Contact:	Matt Shields 916-223-7109 mshields@roseville.ca.us

SUMMARY

Staff recommends approval of the Notice of Completion for the Sierra Vista Community Facilities District Phase 12A Project. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution accepting Sierra Vista Community Facilities District Phase 12A Project, CWJ#191011 as complete and authorizing the City Engineer to execute the Notice of Completion.

It is recommended that the City Council take the following actions:
1. Adopt a resolution accepting the public work known as Sierra Vista Community Facilities District Phase 12A Project, approving the "Notice of Completion", and authorizing and directing the City Engineer to execute said notice on behalf of the City of Roseville, therefore, and accepting a portion of the dedications offered on the recorded final map Sierra Vista - Federico - Large Lot Subdivision.

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) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)).

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Matt Shields, Construction Inspector

Mike Isom, Development Services Director

ATTACHMENTS:
1. Resolution 25-260
2. Notice of Completion
3. Exhibit A
4. Final Map

REVIEWERS:

Matt Shields, Development Services Department - Engineering Division	Created/Initiated - 7/16/2025
Marc Stout, Development Services Department - Engineering Division	Approved - 7/18/2025
Mike Isom, Development Services Department	Approved - 7/18/2025
Gretchen Hakala, City Attorney Department	Approved - 7/18/2025
Katrina Six, City Clerk Department	Approved - 7/21/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/21/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/25/2025
Dominick Casey, City Clerk Department	Approved - 7/29/2025
Katrina Six, City Clerk Department	Final Approval - 7/29/2025

RESOLUTION NO. 25-260

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA CFD PHASE 12A PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING A PORTION OF THE DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

BE IT RESOLVED by the Council of the City of Roseville as follows:

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as the Sierra Vista CFD Phase 12A is hereby approved and the public work accepted.

2. A portion of the right-of-way and easements offered for dedication on the final map of Sierra Vista Federico recorded in Book EE of Maps, Page 6, in the office of the recorder of Placer County, is hereby accepted by the City in part as said dedications relates to the improvement plan set known as Sierra Vista CFD Phase 12A.
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 Sierra Vista CFD Phase 12A 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 Teichert Construction.

The surety on said project was Liberty Mutual Insurance Company - Bond No. 070222439

_____.

_____

Marc Stout

City Engineer
City of Roseville
Owner

ATTEST:

_____
Carmen Avalos, City Clerk

State of California)
County of Placer)

I, Marc Stout, being first duly sworn, depose and say: I am the City Engineer of the City of Roseville, a municipal corporation in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Roseville. I have read the Notice of Completion and know its contents and the facts stated therein are true.

_____

Marc Stout

City Engineer
City of Roseville

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)

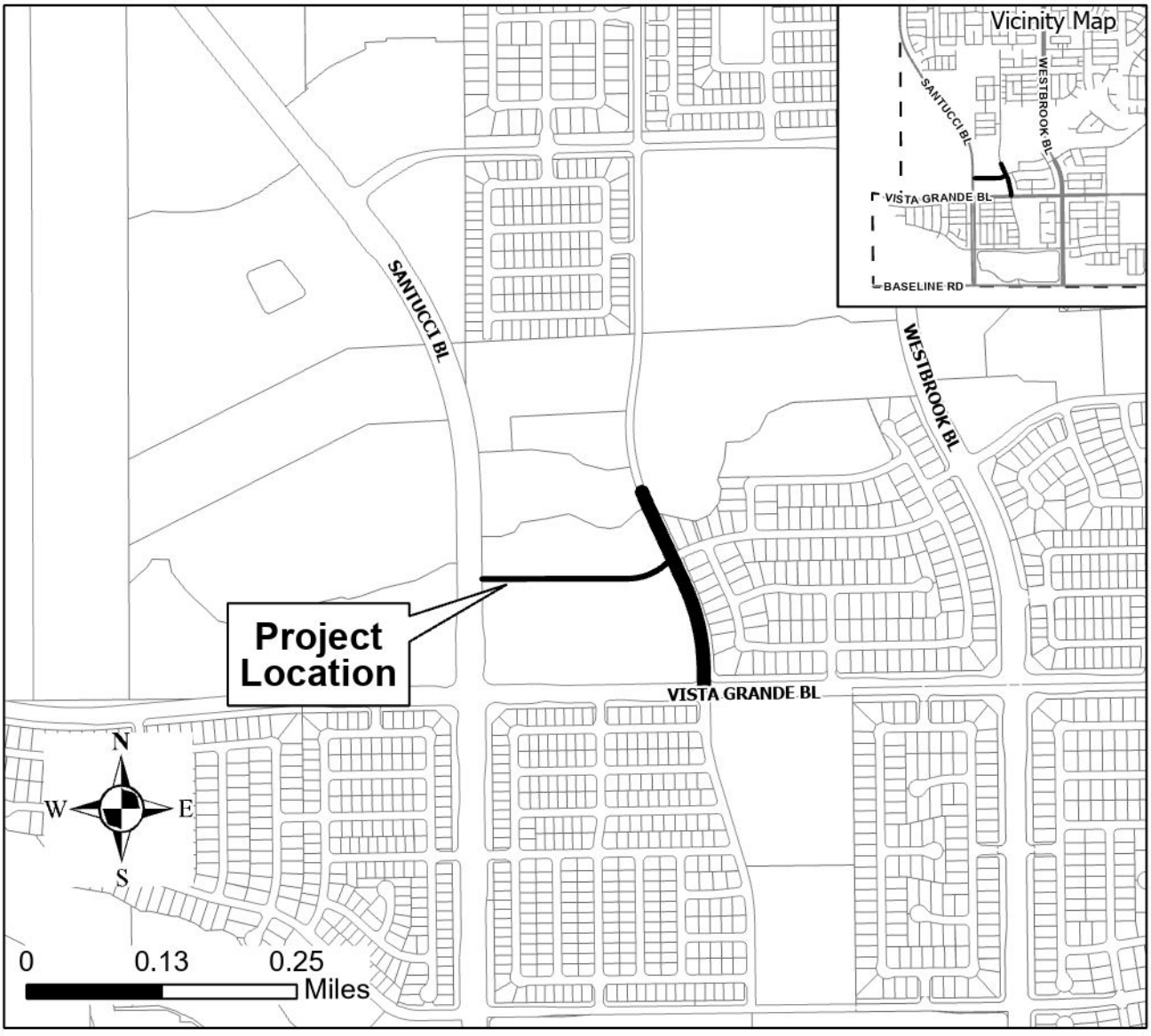
Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20___, Marc Stout proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

Exhibit A: Location Map

City of Roseville
Sierra Vista CFD - Phase 12A



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) PUBLIC UTILITY EASEMENT (P.U.E.) FOR INSTALLATION AND MAINTENANCE OF WATER, SEWER, GAS PIPES, ELECTROLIERS , TRAFFIC CONTROL APPURTENANCES, AND FOR POLES AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC POWER THAT IS LIMITED BY THIS EASEMENT TO A MAXIMUM OF 13,000 VOLTS, AND TELEVISION AND TELEPHONE SERVICES TOGETHER WITH ALL APPURTENANCES PERTAINING THERETO, ON, UNDER AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE SIDELINES OF THE RIGHTS OF WAY AND THE LINES DELINEATED P.U.E., LOCATED ON LOT 34.

(C) PUBLIC EASEMENT FOR THE INGRESS AND EGRESS OF EMERGENCY VEHICLES AND UTILITY MAINTENANCE VEHICLES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "M.A.E." (MAINTENANCE ACCESS EASEMENT).

(D) PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A BUS SHELTER TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THAT STRIP OF LAND SHOWN HEREON AND DESIGNATED "BUS SHELTER EASEMENT".

(E) A PUBLIC EASEMENT FOR PEDESTRIAN / BICYCLE ACCESS AND THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PASEO EASEMENT" (P.E.).

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT OF WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS SANTUCCI BOULEVARD, VISTA GRANDE BOULEVARD, WESTBROOK BOULEVARD, BRANSTON DRIVE, FEDERICO DRIVE, SIERRA GLEN DRIVE, SUMMERFAIRE DRIVE, SILVER SPRUCE DRIVE, VISTA PARK DRIVE, MARKET STREET AND THE AREAS SHOWN HEREON AS I.O.D. / R.O.W.

(B) LOT 28 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR A FIRE STATION.

(C) LOTS 8, 11, 13, 20, 23, 29, 30, 31, 32, 39 AND 40 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR OPEN SPACE PURPOSES.

(D) LOTS 3, 9, 24 AND 33 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR A PARK PURPOSES.

(E) LOT 34 SHOWN HEREON IS HEREBY RESERVED TO BE DEDICATED IN THE FUTURE AS A SCHOOL SITE.

(F) LOT 19 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR A WATER TREATMENT/ WELL SITE.

(G) LOT 15 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR A RECYCLING CENTER.

FEDERICO/TYLER FAMILY LIMITED PARTNERSHIP,
A CALIFORNIA LIMITED PARTNERSHIP
BY: THE JAMES A. FEDERICO AND GRACE R. FEDERICO FAMILY REVOCABLE TRUST AS AMENDED AND RESTATED IN 2005, GENERAL PARTNER

BY: _____
LEONARD A. FEDERICO,
TRUSTEE OF THE JAMES A. FEDERICO AND GRACE R. FEDERICO FAMILY REVOCABLE TRUST, AS AMENDED AND RESTATED IN 2005, GENERAL PARTNER

BY: _____
LEONARD A. FEDERICO,
GENERAL PARTNER

SEE SHEET 2 FOR ADDITIONAL OWNER'S SIGNATURES

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF Fresno

ON December 21, 2017 BEFORE ME, Pauline J. Moore, Notary Public,

PERSONALLY APPEARED Leonard A. Federico

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.

Pauline J Moore — Pauline J. Moore
SIGNATURE — PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Fresno COUNTY

MY COMMISSION EXPIRES: July 31, 2019 MY COMMISSION NUMBER: 2118207

PAULINE J. MOORE
Commission # 2118207
Notary Public - California
Fresno County
My Comm. Expires Jul 31, 2019

SUBDIVISION MAP ACT SECTION 66477.5 CERTIFICATE

PURSUANT TO SECTION 66477.5 OF THE SUBDIVISION MAP ACT THE CITY OF ROSEVILLE SHALL RECONVEY LOTS 15, 19 & 28 AS DEDICATED TO THE CITY ON THE MAP OF SUBDIVISION NO. PL15-0192, SIERRA VISTA FEDERICO LARGE LOT SUBDIVISION, TO THE SUBDIVIDER NAMED BELOW IF THE CITY OF ROSEVILLE MAKES A DETERMINATION THAT THE SAME PUBLIC PURPOSE FOR WHICH THE PROPERTY WAS DEDICATED DOES NOT EXIST, OR THE PROPERTY OR ANY PORTION THEREOF IS NOT NEEDED FOR PUBLIC UTILITIES EXCEPT FOR ANY PORTION OF THE PROPERTY THAT IS REQUIRED FOR THE SAME PUBLIC PURPOSE OR PUBLIC UTILITIES.

SUBDIVIDER: FEDERICO / TYLER FAMILY LIMITED PARTNERSHIP
A CALIFORNIA LIMITED PARTNERSHIP

ADDRESS: 2144 SHEILAH WAY
SACRAMENTO, CA 95822

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF MOURIER INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND WESTPARK SIERRA VISTA LLC, IN NOVEMBER 2016. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2019 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

_____
CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2019

DATE: 12/14/17

LICENSED LAND SURVEYOR
CRAIG E. SPIESS
12/31/19
No. 7944
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ DATE: 1/10/18
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2018

I HEREBY STATE THAT I AM SATISFIED THIS THIS FINAL MAP OF "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: 1/10/18
TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2019

LICENSED LAND SURVEYOR
TIMOTHY G. BLAIR
Exp. 12-31-19
No. 8278
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA - FEDERICO LARGE LOT SUBDIVISION", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, THE EASEMENTS OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER. THE CITY COUNCIL REJECTS AT THIS TIME, BUT RESERVES THE RIGHT TO ACCEPT AT A LATER DATE, ON BEHALF OF THE PUBLIC ALL IRREVOCABLE OFFERS OF DEDICATION IN ACCORDANCE WITH THE TERMS OF THOSE OFFERS AND DOES ALSO HEREBY APPROVE THE ABANDONMENT OF THE IRREVOCABLE OFFERS OF DEDICATION AND EASEMENT LISTED HEREON WITHIN NOTE 5 ON SHEET 4.

_____
CITY CLERK, CITY OF ROSEVILLE

DATE: 01 11 18 BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS 16th DAY OF February, 2018, AT 9:36 A.M. IN BOOK EE OF MAPS, AT PAGE 6, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

Ryan Ronco DOCUMENT NO.: 2018-0010061
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

BY: _____ FEE: $ 149.00
DEPUTY

FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

JANUARY 2018

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

OWNER'S STATEMENT CONTINUED

BY: Anna J. Starks
ANNA J. STARKS,
GENERAL PARTNER
Federico/Tyler Family Limited Partnership

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

ON JAN 4, 2018 BEFORE ME, SANDRA LESSARD, NOTARY PUBLIC

PERSONALLY APPEARED ANNA J. STARKS
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.

Sandra Lessard — SANDRA LESSARD
SIGNATURE — PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS PLACER COUNTY

MY COMMISSION EXPIRES: Oct 18, 2020 MY COMMISSION NUMBER: 2165215

BY: Janet M Wright
JANET M. WRIGHT,
GENERAL PARTNER
Federico/Tyler Family Limited Partnership

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STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

ON JAN. 4, 2018 BEFORE ME, SANDRA LESSARD, NOTARY PUBLIC

PERSONALLY APPEARED JANET M. WRIGHT
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE/THEY~~ EXECUTED THE SAME IN ~~HIS/HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY ~~HIS/HER/THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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Sandra Lessard — SANDRA LESSARD
SIGNATURE — PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS PLACER COUNTY

MY COMMISSION EXPIRES: Oct 18, 2020 MY COMMISSION NUMBER: 2165215

BY: Gary J. Federico
GARY J. FEDERICO,
GENERAL PARTNER
Federico/Tyler Family Limited Partnership

NOTARY'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA

COUNTY OF SACRAMENTO

ON JAN 4, 2018 BEFORE ME, SANDRA LESSARD, NOTARY PUBLIC

PERSONALLY APPEARED GARY J. FEDERICO
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT ~~HE/SHE/THEY~~ EXECUTED THE SAME IN ~~HIS/HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~), AND THAT BY ~~HIS/HER/THEIR~~ SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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Sandra Lessard — SANDRA LESSARD
SIGNATURE — PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS PLACER COUNTY

MY COMMISSION EXPIRES: Oct 18, 2020 MY COMMISSION NUMBER: 2165215

FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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JANUARY 2018

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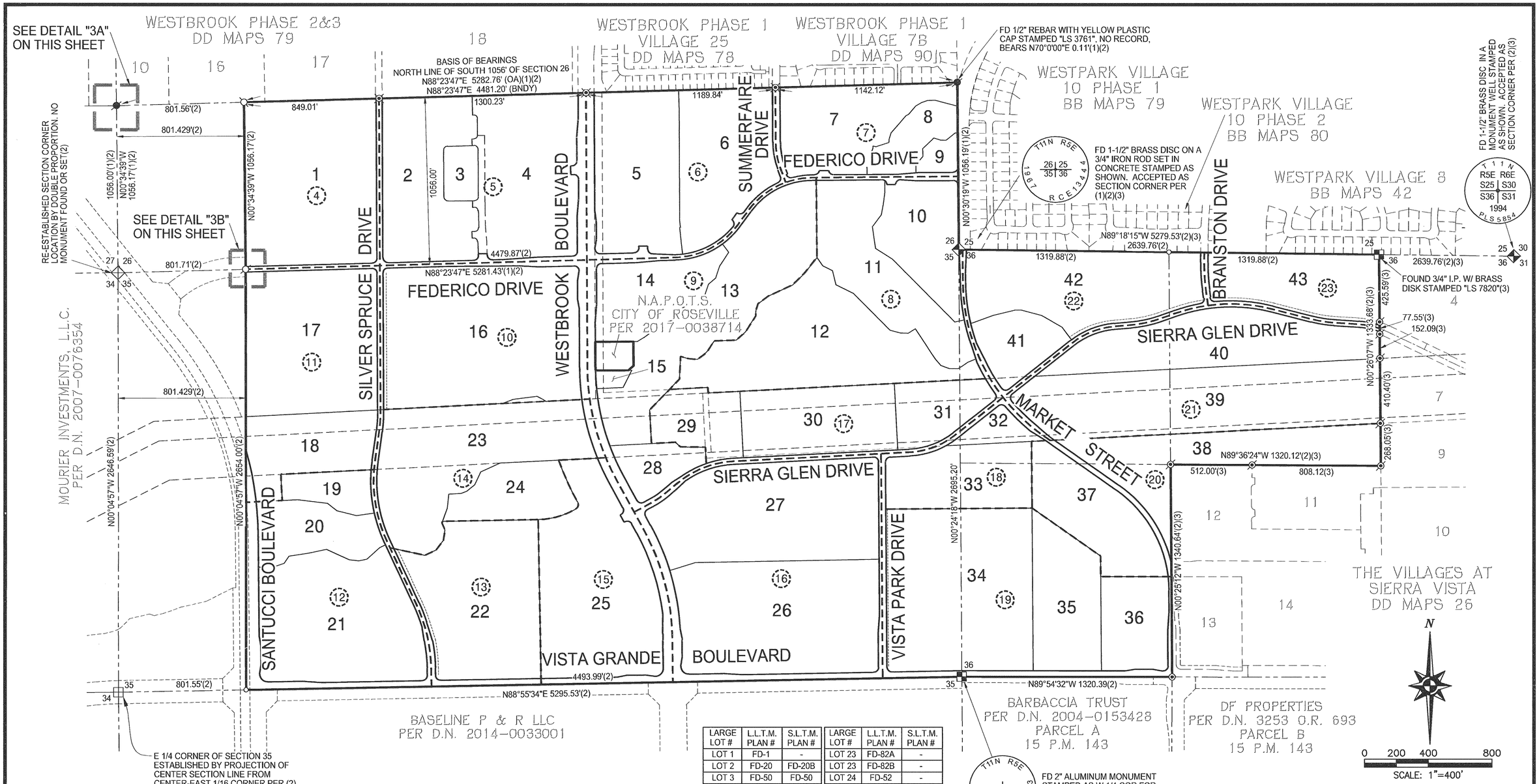
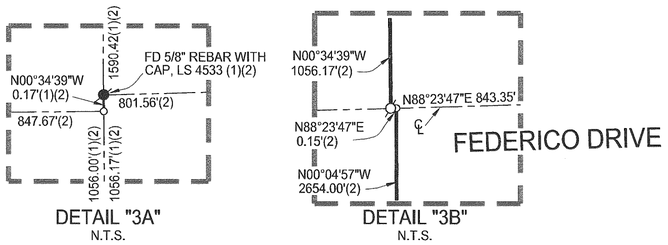
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189





LARGE LOT #	L.L.T.M. PLAN #	S.L.T.M. PLAN #
LOT 1	FD-1	-
LOT 2	FD-20	FD-20B
LOT 3	FD-50	FD-50
LOT 4	FD-20	FD-20A
LOT 5	FD-22	FD-22A
LOT 6	FD-22	FD-22B
LOT 7	FD-3	-
LOT 8	FD-83	-
LOT 9	FD-51	-
LOT 10	FD-4	-
LOT 11	FD-84B	-
LOT 12	FD-5	-
LOT 13	FD-84A	-
LOT 14	FD-60	FD-34
LOT 15	FD-62	-
LOT 16	FD-21	-
LOT 17	FD-2	-
LOT 18	FD-40	-
LOT 19	FD-63	-
LOT 20	FD-80	-
LOT 21	FD-23	-
LOT 22	FD-8A	-

LARGE LOT #	L.L.T.M. PLAN #	S.L.T.M. PLAN #
LOT 23	FD-82A	-
LOT 23	FD-82B	-
LOT 24	FD-52	-
LOT 25	FD-8B	-
LOT 26	FD-10	-
LOT 27	FD-9	-
LOT 28	FD-64	-
LOT 29	FD-85A	-
LOT 30	FD-85B	-
LOT 31	FD-85C	-
LOT 32	FD-86	-
LOT 33	FD-53	-
LOT 34	FD-65	-
LOT 35	FD-33	-
LOT 36	FD-41	-
LOT 37	FD-32	-
LOT 38	FD-24	-
LOT 39	FD-88B	-
LOT 40	FD-88A	-
LOT 41	FD-87A	-
LOT 42	FD-6	-
LOT 43	FD-7	-

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF
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LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

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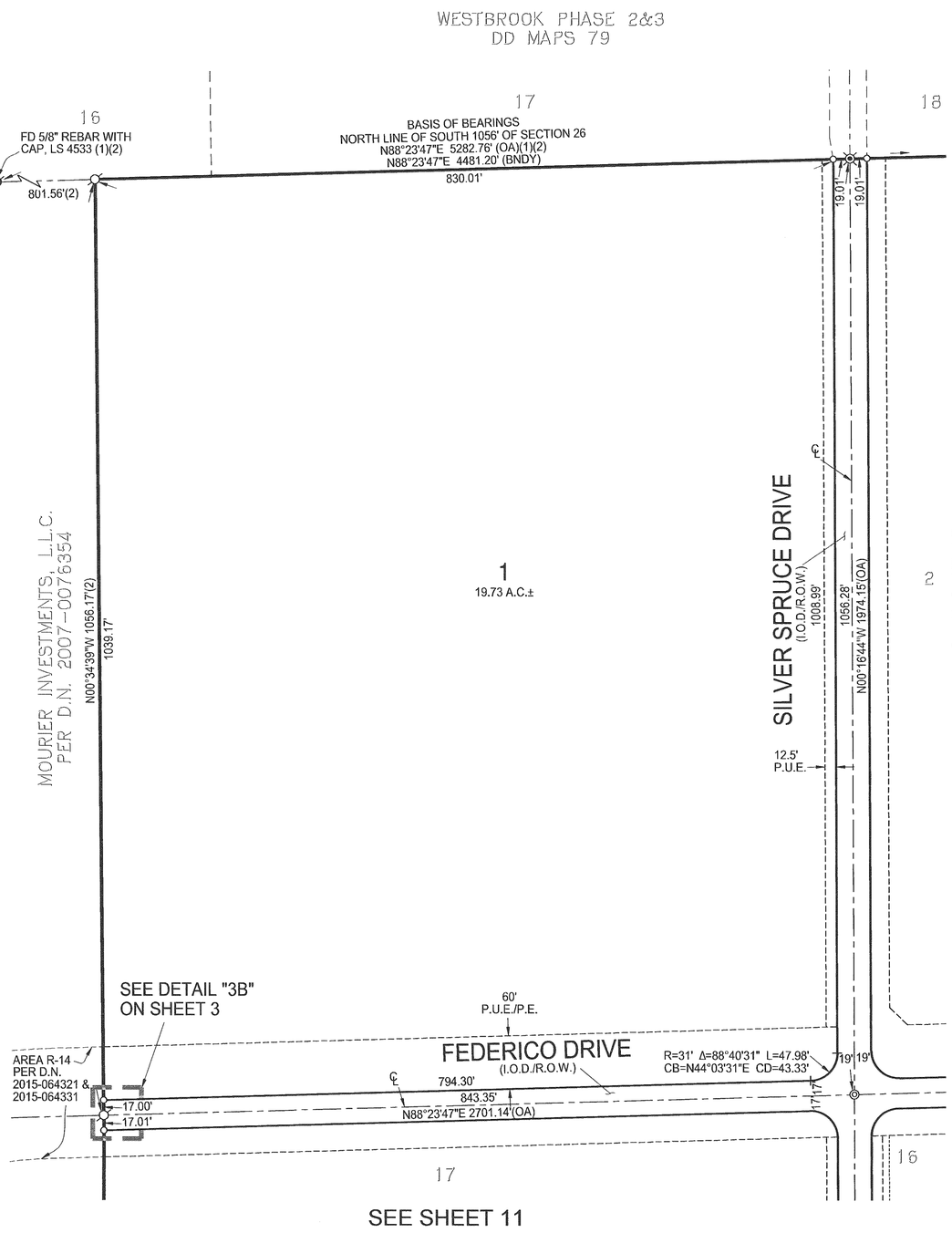

LEGEND

◆	FOUND SECTION CORNER AS NOTED
⊕	SECTION CORNER, NO MONUMENT FOUND OR SET
■	FOUND QUARTER SECTION CORNER AS NOTED
⊞	QUARTER SECTION CORNER, NO MONUMENT FOUND OR SET
●	FOUND MONUMENT AS NOTED
◉	FOUND 2" DISC STAMPED "LS 7820" IN STANDARD CITY OF ROSEVILLE MONUMENT WELL.(3)
⊗	FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
⊙	FOUND 3/4" IRON PIPE W/ BRASS DISC STAMPED "LS 7820"(3)
◎	SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
○	SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7944"
o	DIMENSION POINT (NOTHING FOUND OR SET)
AC.	ACRES
CB	CHORD BEARING
CD	CHORD DISTANCE
℄	CENTERLINE
D.N.	DOCUMENT NUMBER
E.E.	ELECTRICAL EASEMENT
I.O.D.	IRREVOCABLE OFFER OF DEDICATION
I.P.	IRON PIPE
M.A.E.	MAINTENANCE ACCESS EASEMENT
NAPOTS	NOT A PART OF THIS SURVEY
(OA)	OVERALL
O.R.	OFFICIAL RECORDS OF PLACER COUNTY
P.E.	PASEO EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
S.L.T.M.	SMALL LOT TENTATIVE MAP
S.M.U.D.	SACRAMENTO MUNICIPAL UTILITY DISTRICT
L.L.T.M.	LARGE LOT TENTATIVE MAP
( )	DENOTES RECORD INFORMATION
(1)	SHEET INDEX

NOTES:

1. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
2. TOTAL AREA FOR THIS SUBDIVISION IS 505.05± ACRES, CONSISTING OF 43 LARGE LOTS.
3. THE EASEMENT FOR TEMPORARY INGRESS / EGRESS EASEMENT GRANTED TO FRANK T. CHAN, TRUST OF THE FRANK T. CHAN FAMILY TRUST U/A DATED DECEMBER 8, 2003, ET AL, IN DEED RECORDED AUGUST 13, 2015, AS INSTRUMENT NO. 2015-0070559, OFFICIAL RECORDS OF PLACER COUNTY IS FULLY CONTAINED IN THE RIGHT OF WAY SHOWN HEREON.
4. THE CITY WILL NOT BE MAINTAINING LANDSCAPING ON LOTS 14, 34 & 37 SHOWN HEREON.
5. PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE, THE LANDS SHOWN HEREON, ARE HEREBY MERGED AND RESUBDIVIDED, AND THE FOLLOWING IRREVOCABLE OFFERS OF DEDICATION AND DRAINAGE EASEMENT THAT AFFECT THIS MAP ARE HEREBY ABANDONED:
   - A. AREA R-1, R-2, R-3, R-9, R-10, R-13, R-14, R-15 AND R-16 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064322, OFFICIAL RECORDS PLACER COUNTY.
   - B. AREA O-7, O-8, O-9, O-10, O-11, O-12 AND O-13 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064322, OFFICIAL RECORDS PLACER COUNTY.
   - C. AREA PQP-2, PQP-3, PQP-4 AND PQP-5 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064322, OFFICIAL RECORDS PLACER COUNTY.
   - D. AREA E-6, E-7, E-8, E-12, E-17 AND E-19 AS DESCRIBED IN THAT CERTAIN EASEMENT RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064332, OFFICIAL RECORDS PLACER COUNTY.
   - E. AREA R-1, R-2, R-3, R-9, R-10, R-13, R-14, R-15 AND R-16 AS DESCRIBED IN THAT CERTAIN EASEMENT RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064332, OFFICIAL RECORDS PLACER COUNTY.
   - F. A PORTION OF THAT CERTAIN DRAINAGE EASEMENT SHOWN AS SHOWN PARCEL 2 AND DESCRIBED IN EXHIBIT "B-1 AS DESCRIBED IN THAT CERTAIN GRANT OF EASEMENT RECORDED NOVEMBER 14, 2006 IN DOCUMENT NO. 2006-0122389, OFFICIAL RECORDS PLACER COUNTY, NOT SHOWN WITHIN LOT 7.

BASIS OF BEARINGS:

THE BEARING N 88°23'47" E, BEING THE NORTH LINE OF THE SOUTH 1056.00' OF SECTION 26 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ENTITLED "RECORD OF SURVEY NO. 3221" RECORDED JULY 24, 2015 IN BOOK 22 OF SURVEYS, AT PAGE 135, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:

(1) CC MAPS 85
(2) 22 R.S. 135
(3) DD MAPS 26
(4) DOC. NO. 2017-0038714

N

0 50 100 200

SCALE: 1"=100'

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

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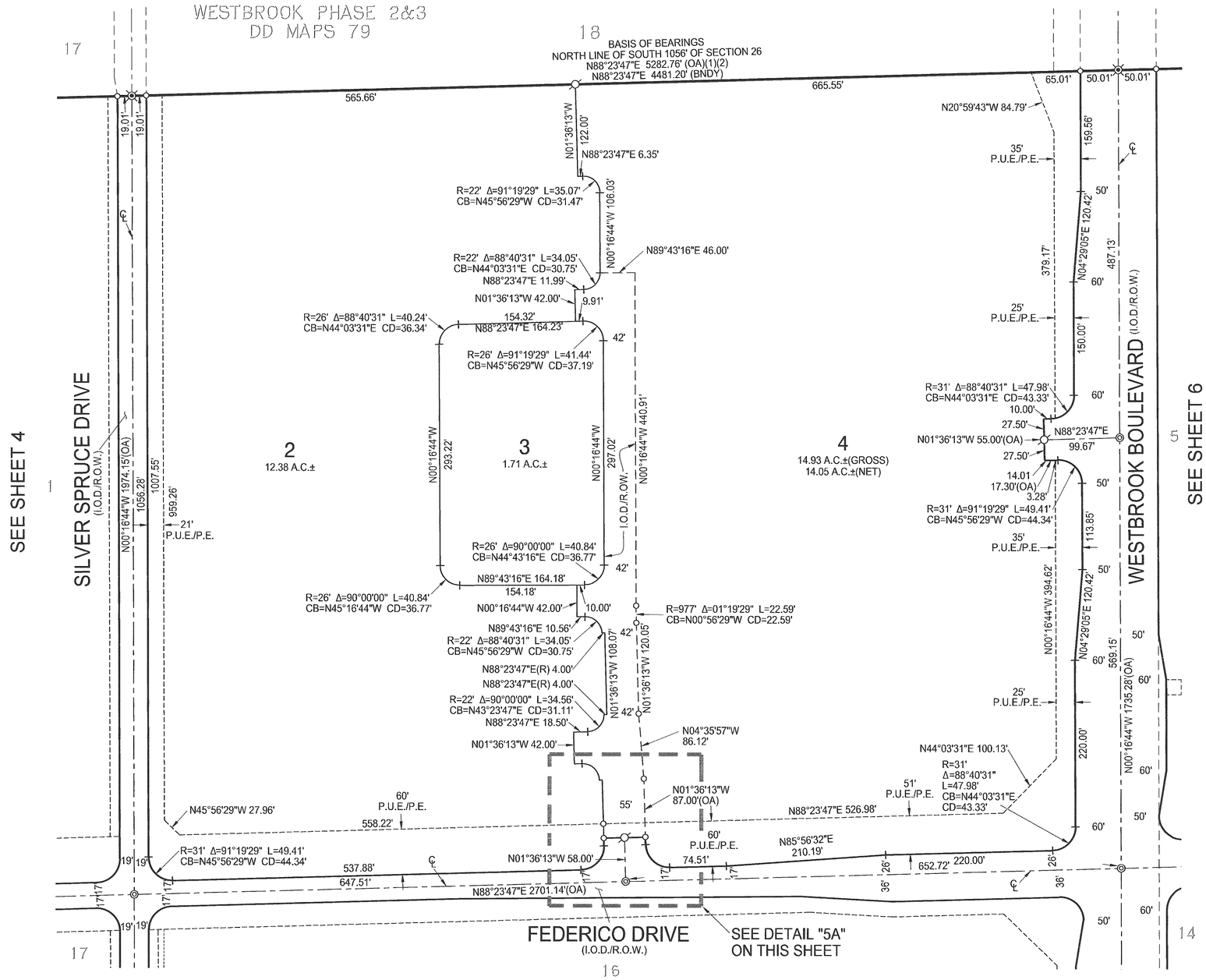
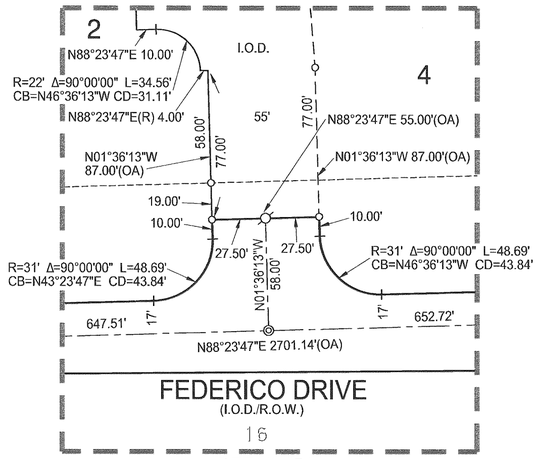
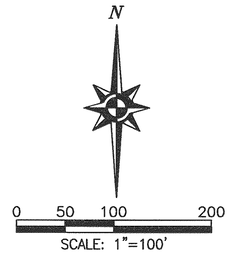
JANUARY 2018

SHEET 4 OF 23 18254.FED





DETAIL "5A"
N.T.S.



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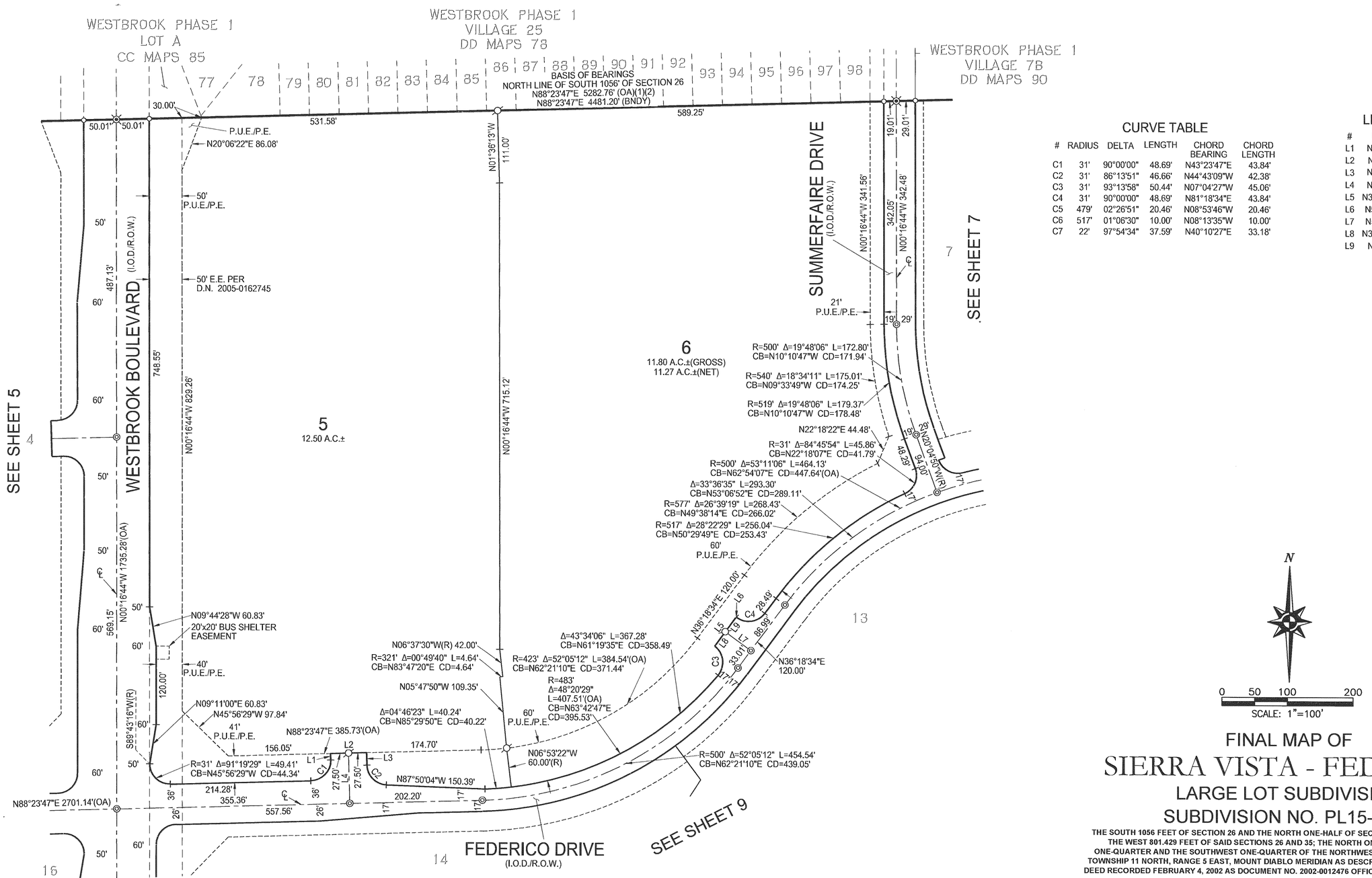

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	31'	90°00'00"	48.69'	N43°23'47"E	43.84'
C2	31'	86°13'51"	46.66'	N44°43'09"W	42.38'
C3	31'	93°13'58"	50.44'	N07°04'27"W	45.06'
C4	31'	90°00'00"	48.69'	N81°18'34"E	43.84'
C5	479'	02°26'51"	20.46'	N08°53'46"W	20.46'
C6	517'	01°06'30"	10.00'	N08°13'35"W	10.00'
C7	22'	97°54'34"	37.59'	N40°10'27"E	33.18'

LINE TABLE

#	BEARING	LENGTH
L1	N01°36'13"W	10.00'
L2	N88°23'47"E	55.00'
L3	N01°36'13"W	19.16'
L4	N01°36'13"W	77.00'
L5	N36°18'34"E(R)	55.00'
L6	N53°41'26"W	0.72'
L7	N53°41'26"W	48.72'
L8	N36°18'34"E(R)	29.50'
L9	N36°18'34"E	29.50'

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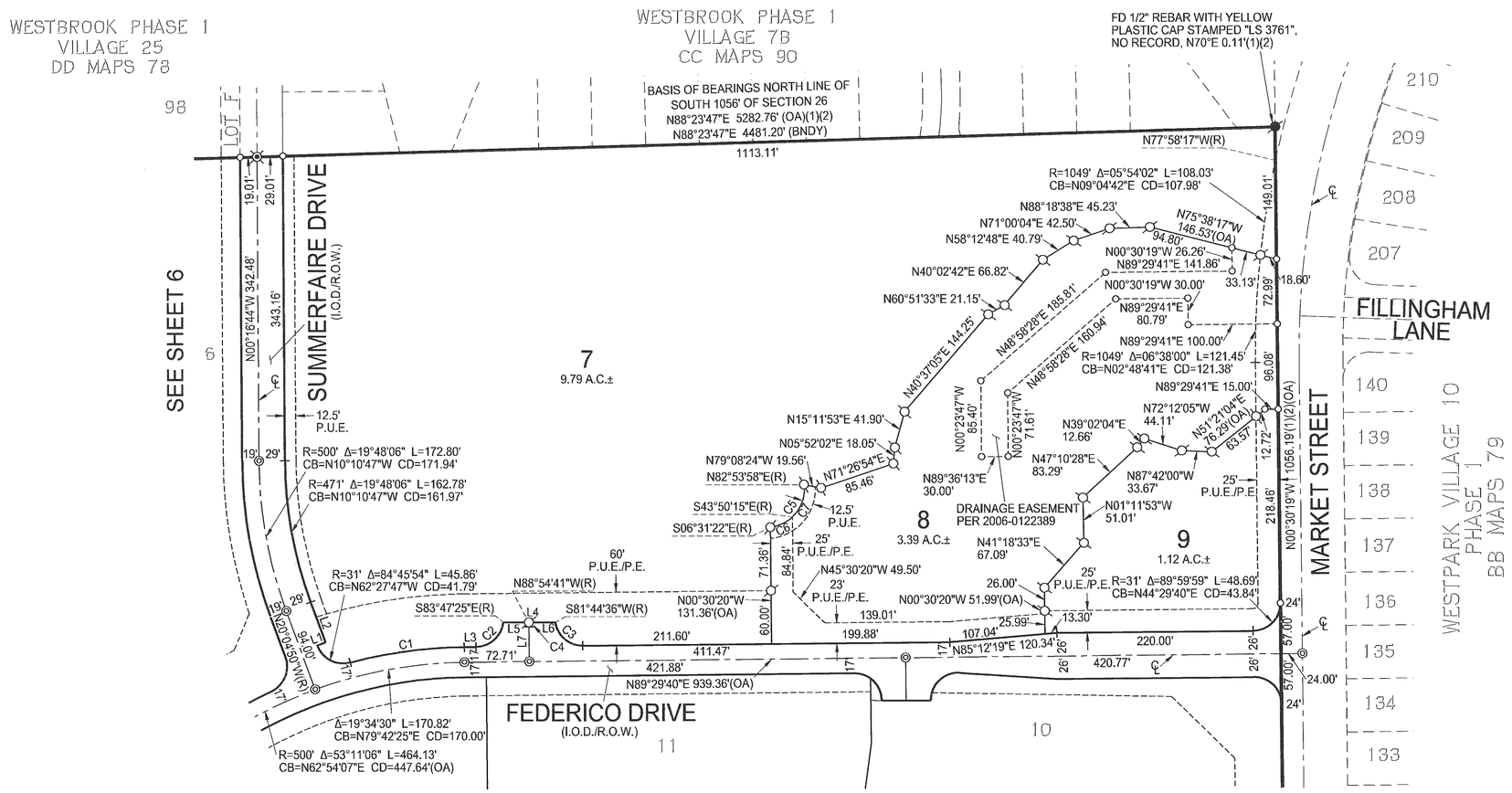

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	517'	14°20'24"	129.40'	N82°19'28"E	129.06'
C2	31'	83°17'05"	45.06'	N47°51'07"E	41.20'
C3	31'	82°14'56"	44.50'	N49°22'52"W	40.78'
C4	250'	00°34'59"	2.54'	N00°47'50"W	2.54'
C5	43'	90°34'40"	67.98'	N38°11'18"E	61.12'
C6	43'	37°18'53"	28.00'	N64°49'12"E	27.51'
C7	43'	53°15'48"	39.97'	N19°31'52"E	38.55'

LINE TABLE

#	BEARING	LENGTH
L1	N69°55'10"E(R)	10.00'
L2	N20°04'50"W	48.29'
L3	N89°29'40"E	13.18'
L4	N89°57'30"W	58.20'
L5	N89°57'30"W	28.73'
L6	N89°57'30"W	29.47'
L7	N00°30'20"W	41.56'

N

0 50 100 200

SCALE: 1"=100'

FINAL MAP OF

SIERRA VISTA - FEDERICO

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SHEET 7 OF 23 18254.FED

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LARGE LOT SUBDIVISION

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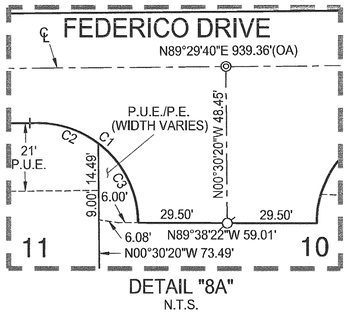
SCALE: 1"=100'



DETAIL "8A"
N.T.S.

SEE SHEET 7

SEE DETAIL "8A" ON THIS SHEET

FEDERICO DRIVE
(I.O.D./R.O.W.)

7 8 9

72.71' 421.88' 420.77'
436.09' N89°29'40"E 939.36'(OA) 411.61'
N86°12'59"W 109.25' 220.00'
N88°58'37"W 269.05'
N37°17'39"E(R)
N89°43'57"W 55.01'(OA)
N89°29'40"E(R)
N00°30'20"W 73.49'
N07°40'29"E 79.19'
N10°32'32"E 65.65'
N36°33'42"E 93.49'
N07°57'44"W 138.02'
N57°41'52"W 126.29'
N44°39'27"W 556.60'
N44°32'47"W 326.51'
N57°51'26"E 51.88'
N75°04'19"W 66.62'
N88°11'43"W 50.25'
N33°30'04"W 228.85'
N40°51'50"W 53.28'
N69°26'38"W 56.45'
N90°00'00"E 55.43'
N57°05'51"E 72.52'
N17°42'11"W 105.66'(OA)
N66°14'46"E 54.27'
S64°56'43"W(R)
S69°53'05"W(R)
S59°44'38"W(R)
N78°17'55"E(R) 60.00'
N35°04'49"W 63.75'
N38°29'54"E 129.05'
N63°28'49"W 67.96'
N13°10'51"W 92.70'
N64°13'33"W 123.20'
N45°28'48"E 102.71'
N65°04'39"E 164.95'
N53°33'38"E 83.61'
N16°50'56"E 46.67'
N01°52'29"E 33.45'
N32°20'52"E 115.87'
N47°36'55"E 79.73'
N88°03'55"E 139.31'
N32°24'38"E 71.33'
N42°26'21"E 31.08'
N54°17'35"E 57.31'
N85°30'27"W 55.68'
N73°48'43"W 52.11'
N02°37'38"E 143.41'
N43°39'58"E 270.37'(OA) 89.82'
N87°02'25"E 240.13'
N02°57'35"W 35.00'
N87°02'25"E 1743.05'
515.01'
N00°30'20"W 488.08' 467.08'
554.09'
405.66'
N00°30'19"W 1056.19'(1)(2)(OA)
N00°30'19"W 463.16'
N00°30'19"W 207.94'
N03°10'05"W 150.67'
57.93'
N89°18'15"W 2639.76(BNDY)
24.01'
23.98'
24.47'
21.00'
21' P.U.E./P.E.
53' P.U.E./P.E.
60' P.U.E./P.E.
23' P.U.E./P.E.
51' P.U.E./P.E.
24.00'
77.67'
27.99'
57.09'

10
7.70 A.C.±

11
10.92 A.C.±

12
17.51 A.C.±

13

FD 1-1/2" BRASS DISC ON A 3/4" IRON ROD SET IN CONCRETE STAMPED AS SHOWN. ACCEPTED AS SECTION CORNER PER (1)(2)(3)

T11N R5E 26 25 35 36 1967 RCE 13444

RE-SET WITH MONUMENT WELL AT CENTERLINE INTERSECTION FOR REFERENCE POINT STAMPED:

T11N R5E 26 25 35 36 2017 RP LS 7944

R=31' Δ=90°00'01" L=48.69' CB=N45°30'21"W CD=43.84'

Δ=11°11'46" L=237.81' CB=N06°06'12"W CD=237.44'

R=1217' Δ=19°36'36" L=416.53'(OA) CB=N10°18'37"W CD=414.50'

Δ=08°24'49" L=178.71' CB=N15°54'30"W CD=178.55'

R=1200' Δ=54°20'44" L=1138.21' CB=N27°40'41"W CD=1096.02'(OA)

R=1226' Δ=10°30'00" L=224.67' CB=N30°18'17"W CD=224.36'(OA)

Δ=05°12'05" L=111.30' CB=N27°39'20"W CD=111.26'

WESTPARK VILLAGE 10 PHASE 1 BB MAPS 79

136 135 134 133 132 131 130 129 128 42 41

MARKET STREET (I.O.D./R.O.W.)

35' E.E. PER D.N. 2005-0162745

35' E.E. PER D.N. 2005-0162745

125' S.M.U.D. EASEMENT PER D.N. 935 O.R. 29

29 30 31

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	31'	90°00'00"	48.69'	N45°30'20"W	43.84'
C2	31'	37°47'59"	20.45'	N71°36'21"W	20.08'
C3	31'	52°12'01"	28.24'	N26°36'21"W	27.28'
C4	31'	77°34'05"	41.97'	N54°59'59"E	38.84'
C5	31'	16°43'16"	9.05'	N07°51'18"E	9.01'
C6	31'	94°17'21"	51.02'	N46°38'20"E	45.45'

LINE TABLE

#	BEARING	LENGTH
L1	N00°30'20"W	48.37'
L2	N89°38'22"W	27.50
L3	N89°38'22"W	27.50

SEE SHEET 9

SEE SHEET 17

SEE SHEET 22

SHEET 8 OF 23

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1450'	04°32'23"	114.89'	N03°20'10"W	114.86'
C2	1450'	02°29'20"	62.99'	N06°51'01"W	62.98'
C3	1450'	04°59'06"	126.16'	N10°35'14"W	126.12'
C4	1450'	07°07'32"	180.33'	N16°38'33"W	180.21'
C5	1450'	03°07'37"	79.14'	N21°46'08"W	79.13'
C6	1450'	05°14'48"	132.78'	N25°57'21"W	132.73'
C7	1450'	14°35'58"	369.47'	N12°54'20"W	368.48'

SEE SHEET 10

SEE SHEET 14

SEE SHEET 15

SEE SHEET 6

SEE SHEET 7

SEE SHEET 8

SEE SHEET 17

WESTBROOK BOULEVARD (I.O.D./R.O.W.)

FEDERICO DRIVE (I.O.D./R.O.W.)

SUMMERFAIRE DRIVE (I.O.D./R.O.W.)

SIERRA GLEN DRIVE (I.O.D./R.O.W.)

N.A.P.O.T.S.
CITY OF ROSEVILLE
PER D.N. 2017-0038714

14 — 7.04 A.C.±

15 — 21,943 S.F.±

13 — 16.28 A.C.±

28 — 3.19 A.C.±

29

12

11

16

23

25

5

6

7

50' E.E. PER D.N. 2005-0162745

50' P.U.E./P.E. SEE NOTE 4 ON SHEET 4

30' P.U.E./P.E. SEE NOTE 4 ON SHEET 4

40' P.U.E./P.E.

21' P.U.E./P.E.

50' P.U.E./L.S.E.(4)

35' E.E. PER D.N. 2005-0162745

125' SMUD EASEMENT PER D.N. 935 O.R. 29

250' TOWER EASEMENT PER D.N. 612 O.R. 534

50' P.U.E./P.E.

12.5' P.U.E./P.E.

N89°43'16"E 239.65'(4)

N89°43'16"E 23.90'

N57°26'47"E 48.14'

N53°21'56"E 60.66'

N50°26'01"E 66.08'

N61°49'11"E 87.33'

N67°11'35"E 46.50'

N19°09'50"E 79.85'

N48°48'36"E 59.64'

N19°13'45"E 70.81'

N46°13'47"E 38.64'

N32°20'22"E 103.17'

N36°35'07"W(R) 65.00'

N36°18'34"E 120.00'

N89°29'40"E 24.47'

N89°29'40"E 939.36'(OA)

N00°30'20"W 488.08'(OA)

N00°16'44"W 1735.26'(OA)

N00°16'44"W 220.00'

N00°16'44"W 403.02'

N00°16'44"W(4) 284.08'

N04°29'05"E 120.42'

N00°16'44"W(4) 161.27'(4)

N83°37'57"E 108.37'

N44°03'31"E 100.13'

N68°23'47"E 388.62'

N68°23'47"E 270.14'(OA)

N20°04'50"W(R)

N87°02'25"E 694.48'

N87°02'25"E 413.74'(OA)

N87°02'25"E 574.60'

N87°02'25"E 240.13'

N02°57'35"W 211.11'

N02°57'35"W 375.00'

N02°57'35"W 35.00'

N02°57'35"W 103.45'(OA)

N87°02'25"E 167.10'

N87°02'25"E 117.05'

N84°23'39"W(R)

N27°31'53"E 120.83'

N47°00'48"E 43.55'(4)

N43°39'58"E 270.37'

N73°48'43"W 52.11'

N42°26'21"E 31.08'

N32°24'38"E 71.33'

N85°30'27"W 55.68'

N54°17'35"E 57.31'

N89°03'55"E 139.31'

N47°38'55"E 79.73'

N32°20'52"E 115.87'

N16°50'56"E 46.67'

N01°52'29"E 33.45'

N53°33'38"E 83.61'

N65°04'39"E 164.95'

N45°28'48"E 102.71'

N38°29'54"E 129.05'

N45°57'19"W 42.58'

N89°23'33"W 157.64'

N19°08'03"W(R)

S69°47'40"W(R)

S89°43'16"W(4) 229.42'

S88°56'01"W(R) 151.51'(4)

N61°25'15"E 211.00'(OA)

N28°34'45"W

R=1500' Δ=28°18'01" L=740.90' CB=N14°25'44"W CD=733.39'(OA)

R=1450' Δ=28°18'01" L=716.20' CB=N14°25'44"W CD=708.94'(OA)

R=1450' Δ=00°47'14" L=19.93' CB=N0°40'21"W CD=19.93'(OA)

R=31' Δ=88°40'31" L=47.98' CB=N44°03'31"E CD=43.33'

R=500' Δ=52°05'12" L=454.54' CB=N62°21'10"E CD=439.05'

Δ=34°58'53" L=315.65' CB=N70°54'20"E CD=310.77'

R=547' Δ=34°58'53" L=333.97' CB=N70°54'20"E CD=328.80'

R=517' Δ=52°05'12" L=470.00' CB=N62°21'10"E CD=453.98'(OA)

Δ=33°36'35" L=293.30' CB=N53°06'52"E CD=289.11'

Δ=17°06'19" L=154.35' CB=N44°51'44"E CD=153.77'

R=483' Δ=53°11'06" L=448.35' CB=N62°54'07"E CD=432.42'

R=500' Δ=53°11'06" L=464.13'(OA) CB=N62°54'07"E CD=447.64'

Δ=19°34'30" L=170.82' CB=N79°42'25"E CD=170.00'

R=31' Δ=90°00'00" L=48.69' CB=N73°34'45"W CD=43.84'

R=474' Δ=11°21'58" L=94.03' CB=N55°44'16"E CD=93.88'

R=500' Δ=11°21'58" L=99.19' CB=N55°44'16"E CD=99.03'

R=600' Δ=36°59'07" L=387.37' CB=N68°32'51"E CD=380.62'(OA)

Δ=16°10'27" L=174.74' CB=N78°57'11"E CD=174.16'

R=1450' Δ=00°40'21"W CD=19.93'(M)

R=619' Δ=31°01'24" L=335.16'(OA) CB=N71°31'42"E CD=331.08'

Δ=14°50'57" L=160.42' CB=N63°26'29"E CD=159.98'

0 50 100 200

SCALE: 1"=100'

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

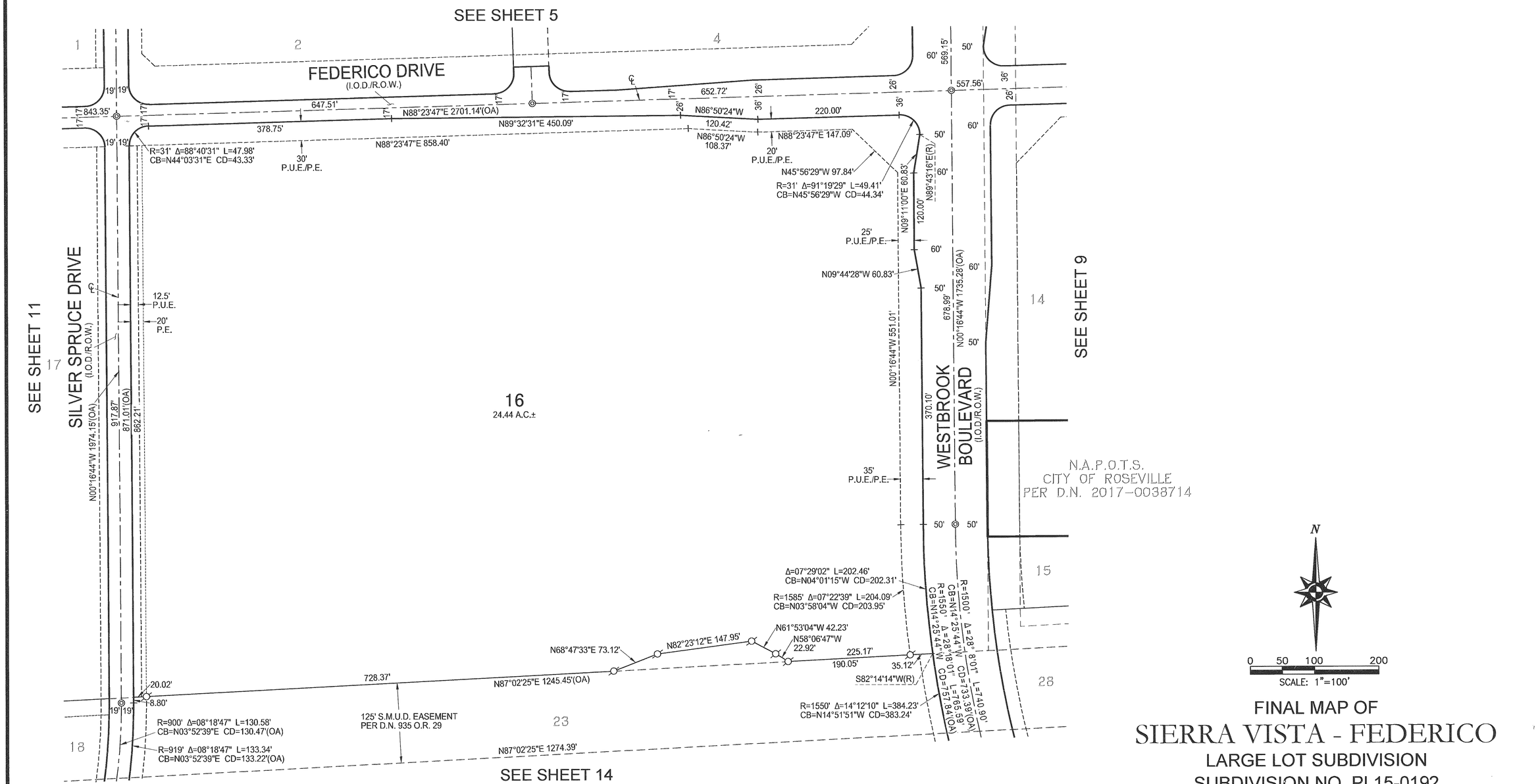
SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

JANUARY 2018

MacKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189



FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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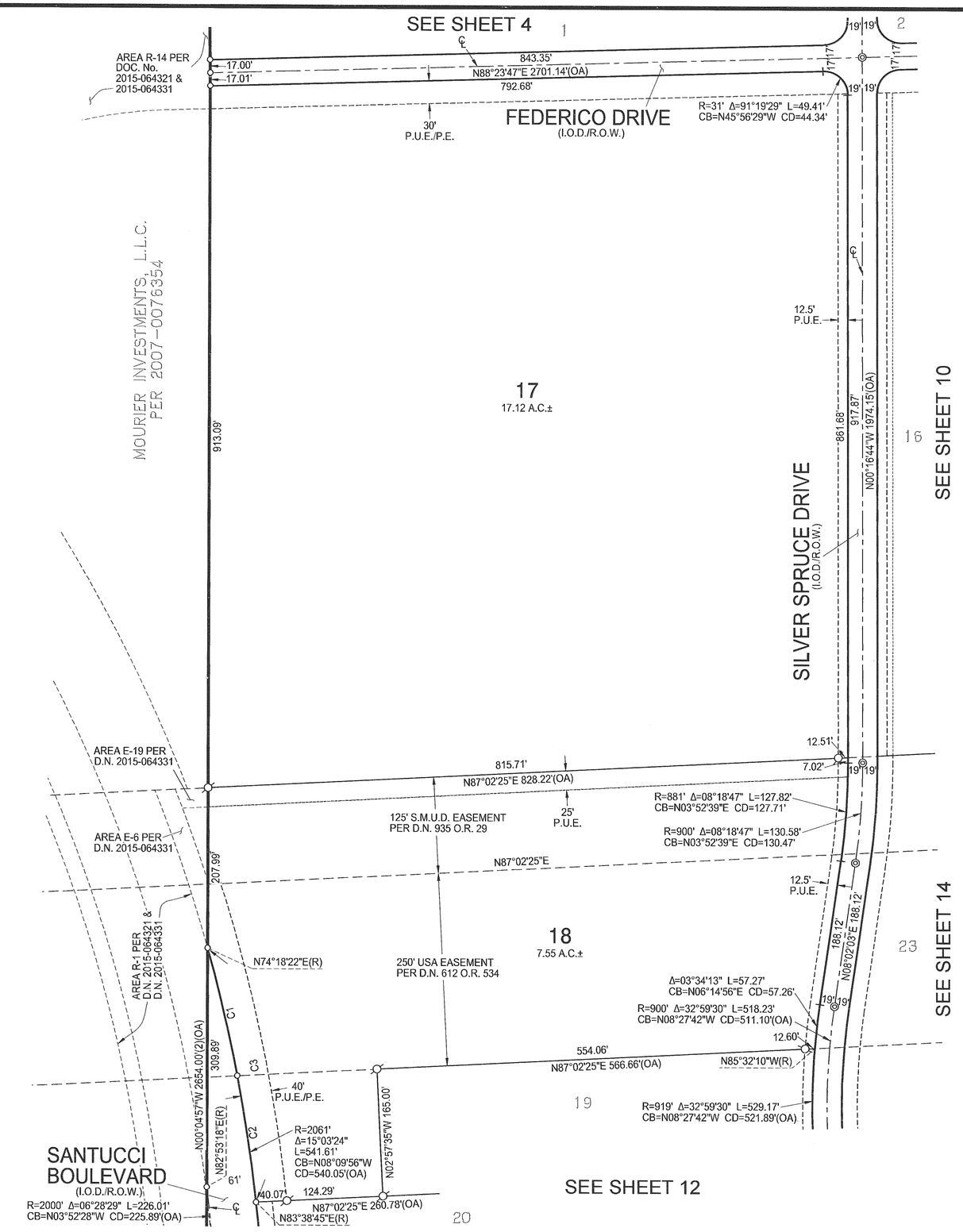
SHEET 10 OF 23 18254.FED

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2061'	04°36'40"	165.86'	N08°39'35"W	165.82'
C2	2061'	04°43'44"	170.10'	N13°19'46"W	170.05'
C3	2061'	09°20'23"	335.96'	N11°01'26"W	335.59'

N

0 50 100 200

SCALE: 1"=100'

FINAL MAP OF SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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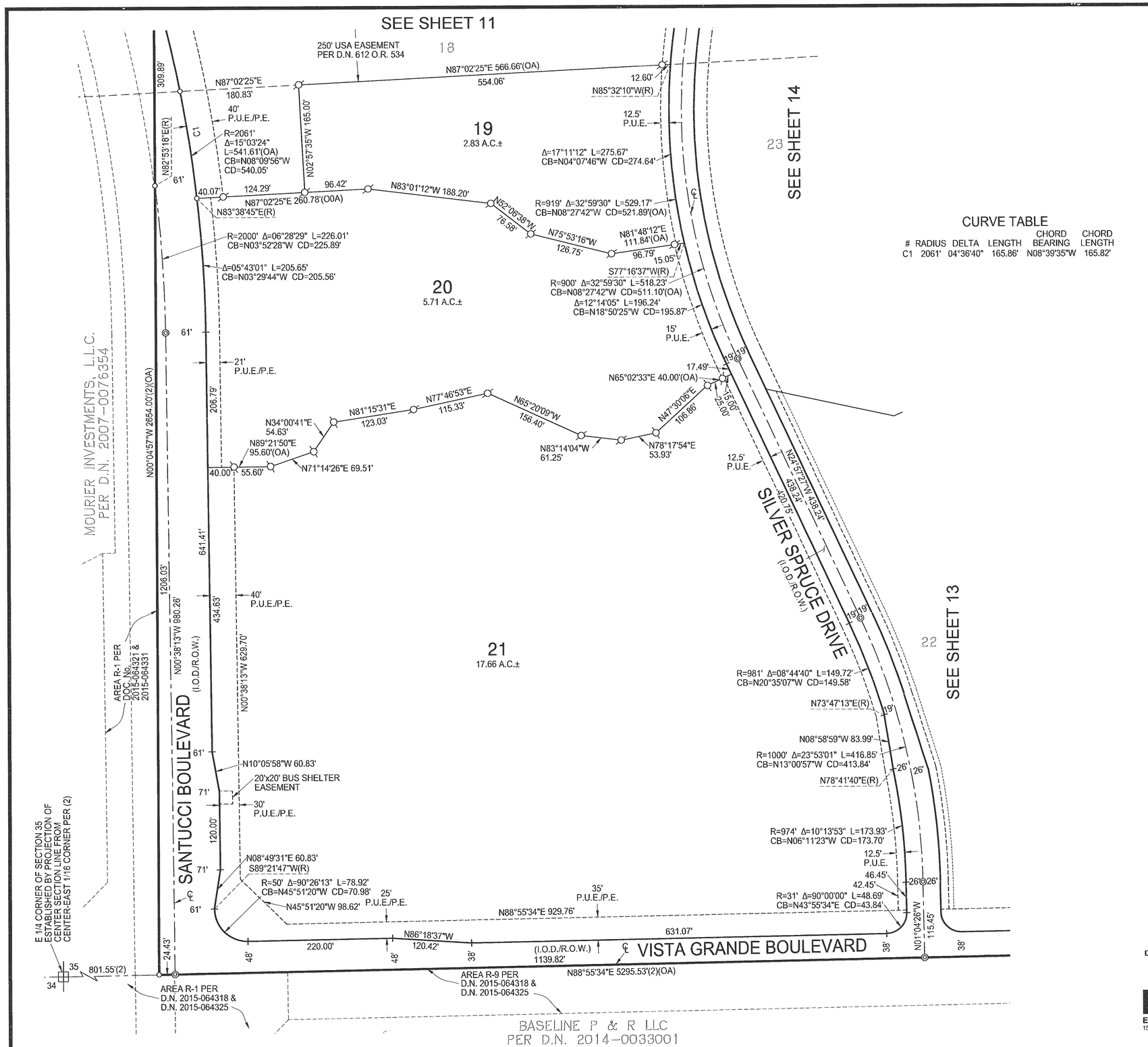
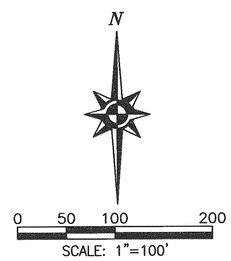


CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2061'	04°36'40"	165.86'	N08°39'35"W	165.82'



FINAL MAP OF SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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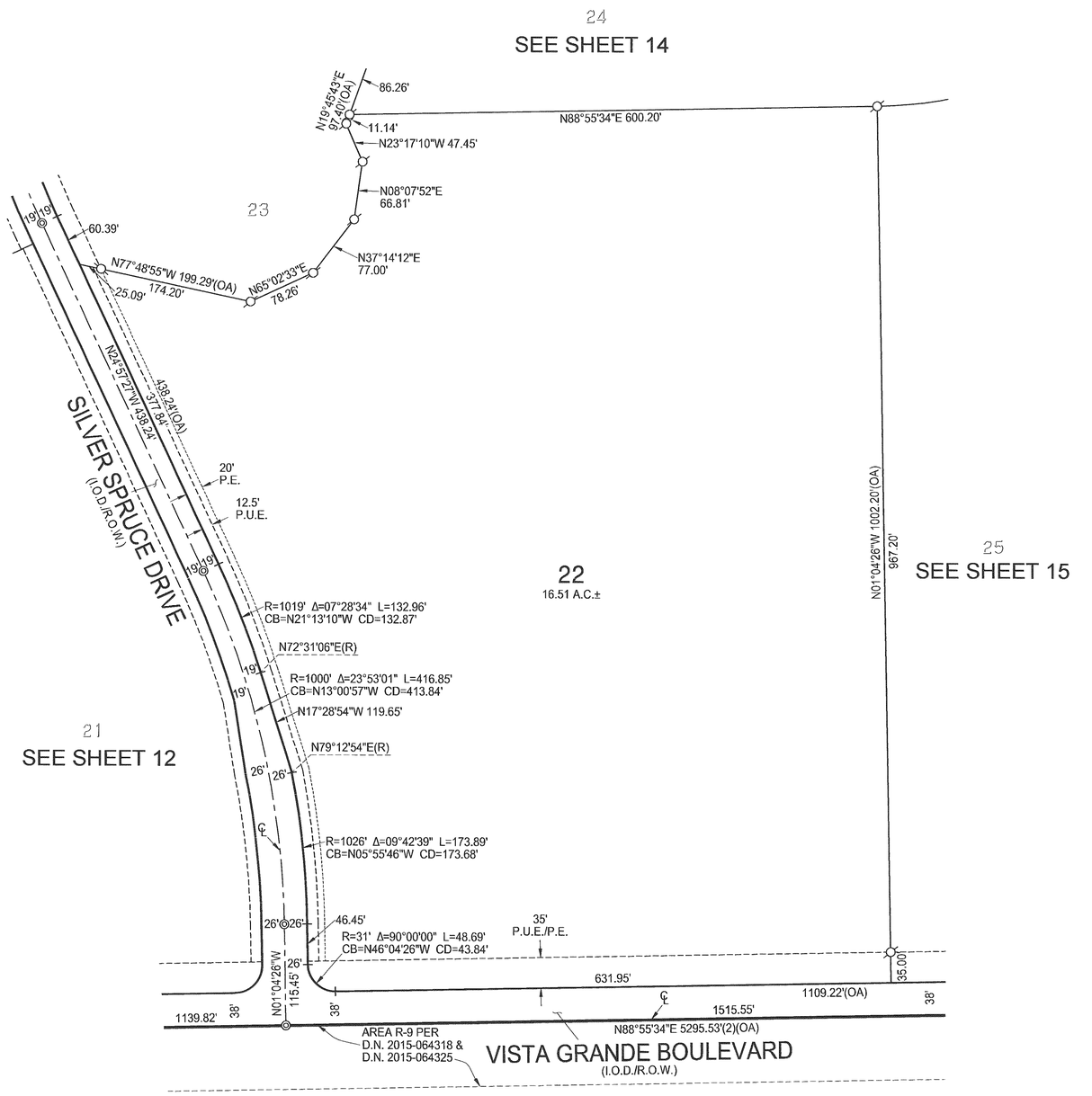
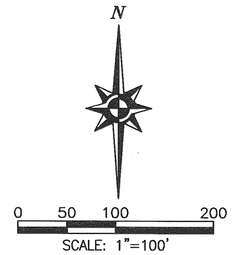
SHEET 12 OF 23 18254.FED





FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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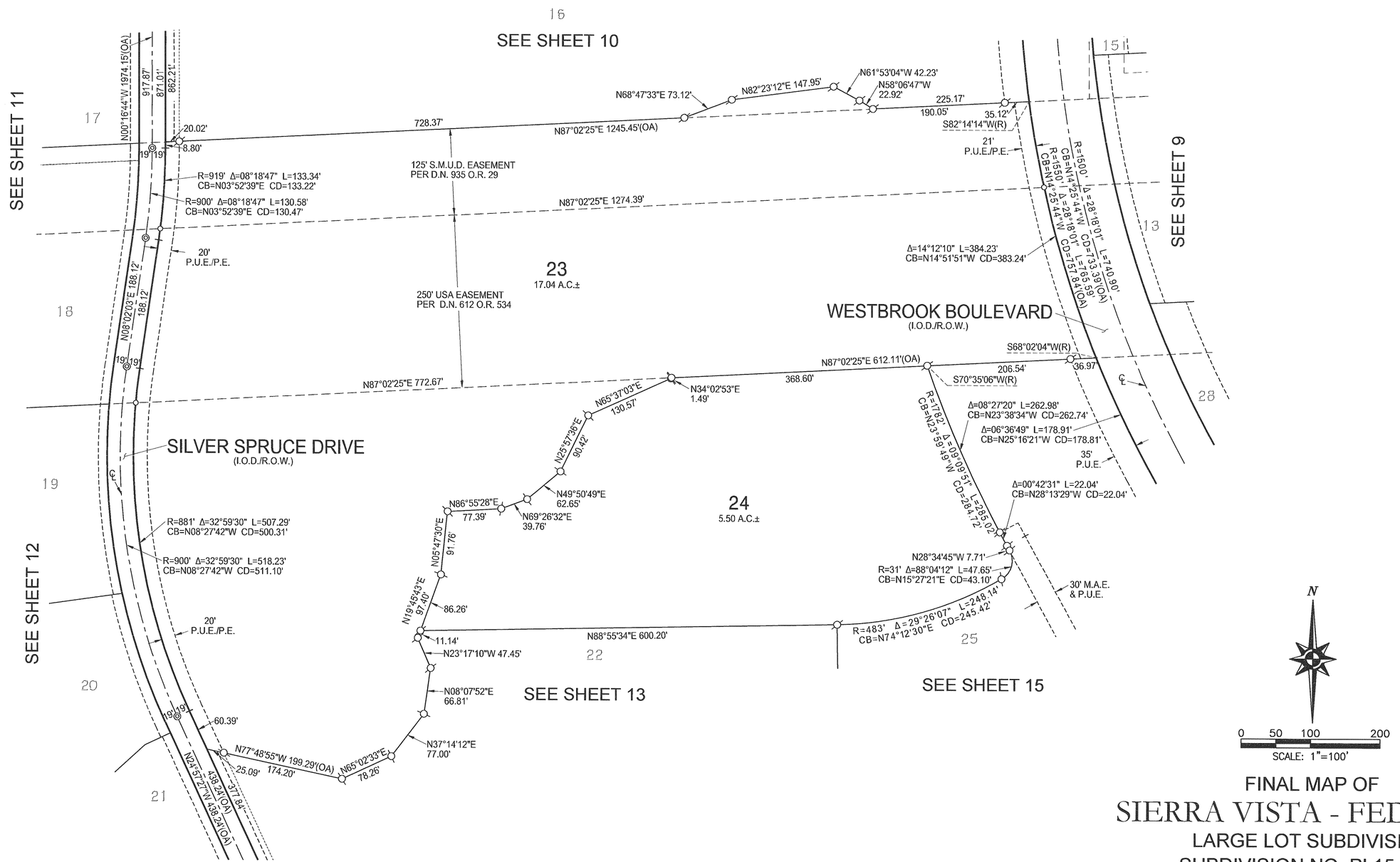
SHEET 13 OF 23 18254.FED

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



N

0 50 100 200

SCALE: 1"=100'

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

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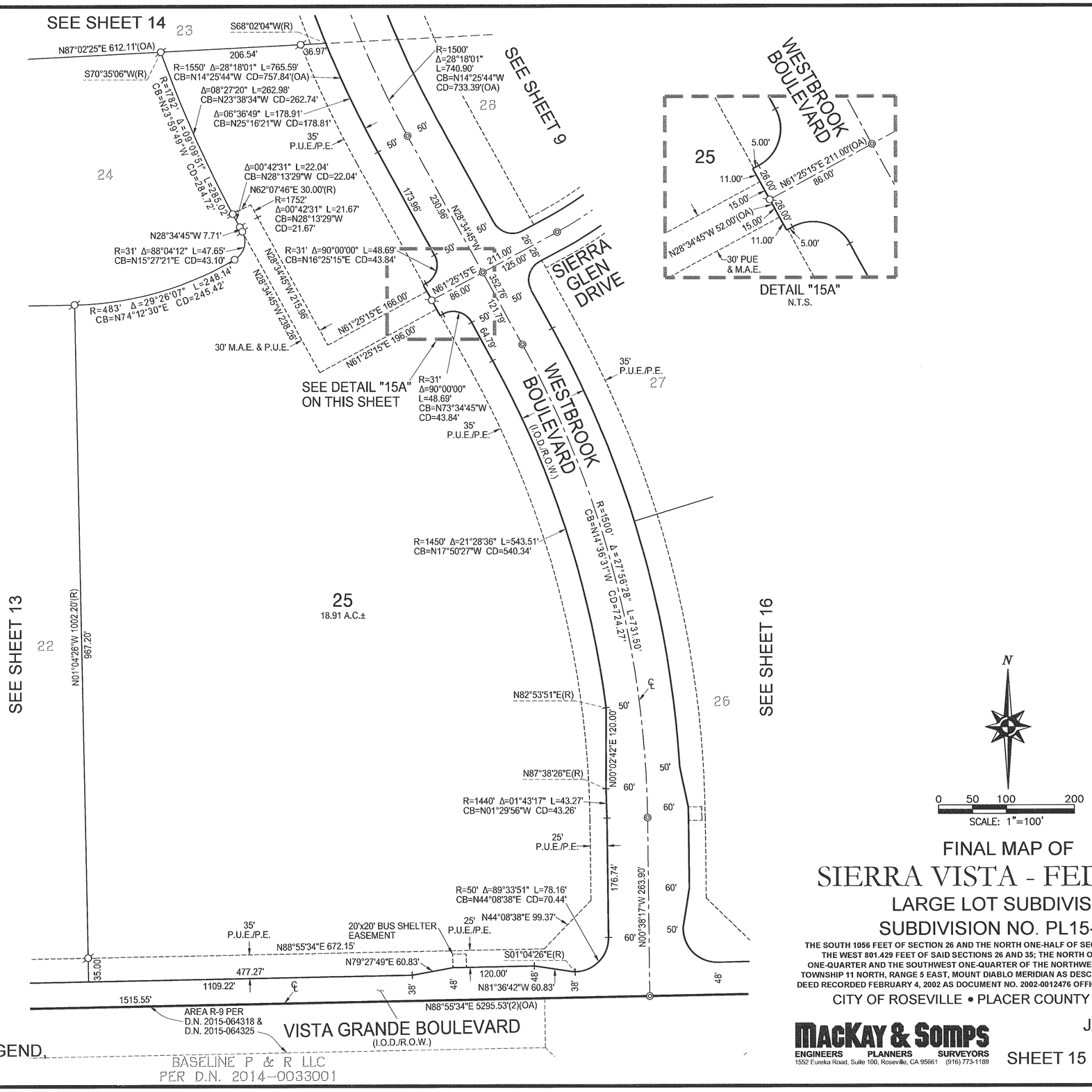
SHEET 14 OF 23 18254.FED



SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

N

0 50 100 200

SCALE: 1"=100'

FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SEE SHEET 17

SEE SHEET 9

SEE SHEET 18

SEE SHEET 19

SEE SHEET 15

SIERRA GLEN DRIVE
(I.O.D./R.O.W.)

VISTA PARK DRIVE
(I.O.D./R.O.W.)

WESTBROOK BOULEVARD
(I.O.D./R.O.W.)

VISTA GRANDE BOULEVARD
(I.O.D./R.O.W.)

27
19.23 A.C.±

26
20.46 A.C.±

N87°02'25"E 1106.51'(OA)
927.46'
877.18'

R=600' Δ=36°59'07" L=387.31'
CB=N68°32'51"E CD=380.62'

R=581' Δ=31°36'19" L=320.49'
CB=N71°14'15"E CD=316.44'

R=31' Δ=92°33'17" L=50.08'
CB=N46°40'57"W CD=44.81'

N34°33'54"W(R)
N47°03'37"E 85.00'
N50°03'17"E 102.79'

R=526' Δ=11°21'58" L=104.35'
CB=N55°44'16"E CD=104.17'
R=500' Δ=11°21'58" L=99.19'
CB=N55°44'16"E CD=99.03'

R=31' Δ=90°00'00" L=48.69'
CB=N16°25'15"E CD=43.84'

N28°34'45"W 250.96'
N61°25'15"E 86.00'
211.00'
125.00'
352.76'(OA)
121.79'
64.79'
44.00'

35'
P.U.E./P.E.

Δ=11°28'49" L=310.57'
CB=N22°50'20"W CD=310.05'

R=1500' Δ=27°56'28" L=731.50'
CB=N14°36'31"W CD=724.27'

N72°54'04"E(R) 169.56'(OA)
134.56'
35.00'

N88°55'34"E 1154.21'(OA)
1141.71'

R=1550' Δ=25°10'22" L=680.99'(OA)
CB=N15°59'34"W CD=675.53'

Δ=13°41'33" L=370.42'
CB=N10°15'09"W CD=369.54'

R=1585' Δ=16°27'39" L=455.36'
CB=N08°52'06"W CD=453.80'

N86°35'37"E(R)
N11°42'26"W 61.14'
N88°48'58"E(R)

20'x20' BUS SHELTER
EASEMENT

R=1560' Δ=00°32'45" L=14.86'
CB=N00°54'39"W CD=14.86'

N00°38'17"W 263.90'
N08°49'27"E 60.83'
105.14'

25'
P.U.E./P.E.

N00°38'17"W 120.26'

S89°21'43"W(R)
R=50' Δ=90°26'09" L=78.92'
CB=N45°51'22"W CD=70.98'
N45°51'22"W 98.62'

N86°18'37"W 120.42'
220.00'

N04°16'21"E 110.37'
N00°24'18"W 1415.68'
613.63'
965.14'
351.51'
220.00'

R=31' Δ=89°19'52" L=48.33'
CB=N44°15'38"E CD=43.58'

N88°55'34"E 5295.53'(2)(OA)
1317.25'
820.31'
496.93'
1515.55'

12.5'
P.U.E.

35'
P.U.E./P.E.

20'
P.U.E./P.E.

AREA R-9 PER
D.N. 2015-064318 &
D.N. 2015-064325

AREA R-2 PER
D.N. 2015-064318 &
D.N. 2015-064325

AREA R-10 PER
D.N. 2015-064318 &
D.N. 2015-064325

BASELINE P & R LLC
PER D.N. 2014-0033001

N

0 50 100 200
SCALE: 1"=100'

FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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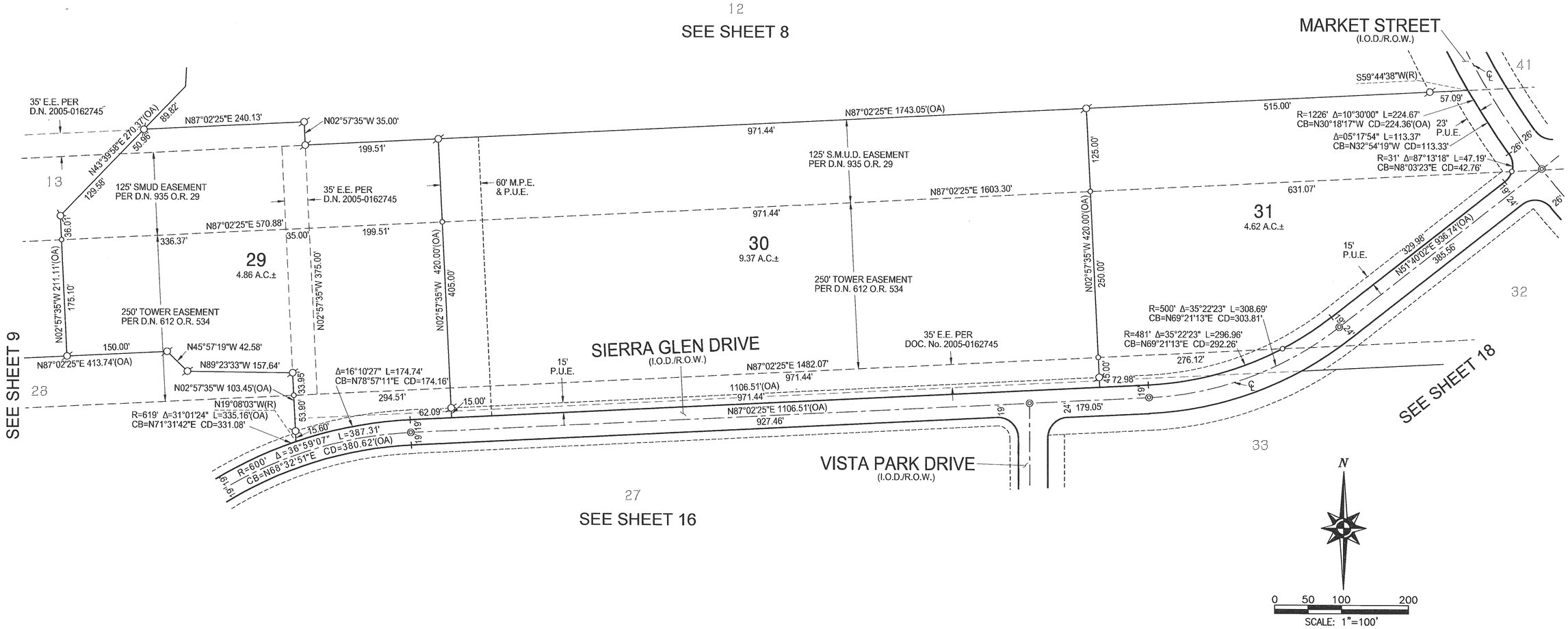
JANUARY 2018

SHEET 16 OF 23 18254.FED



SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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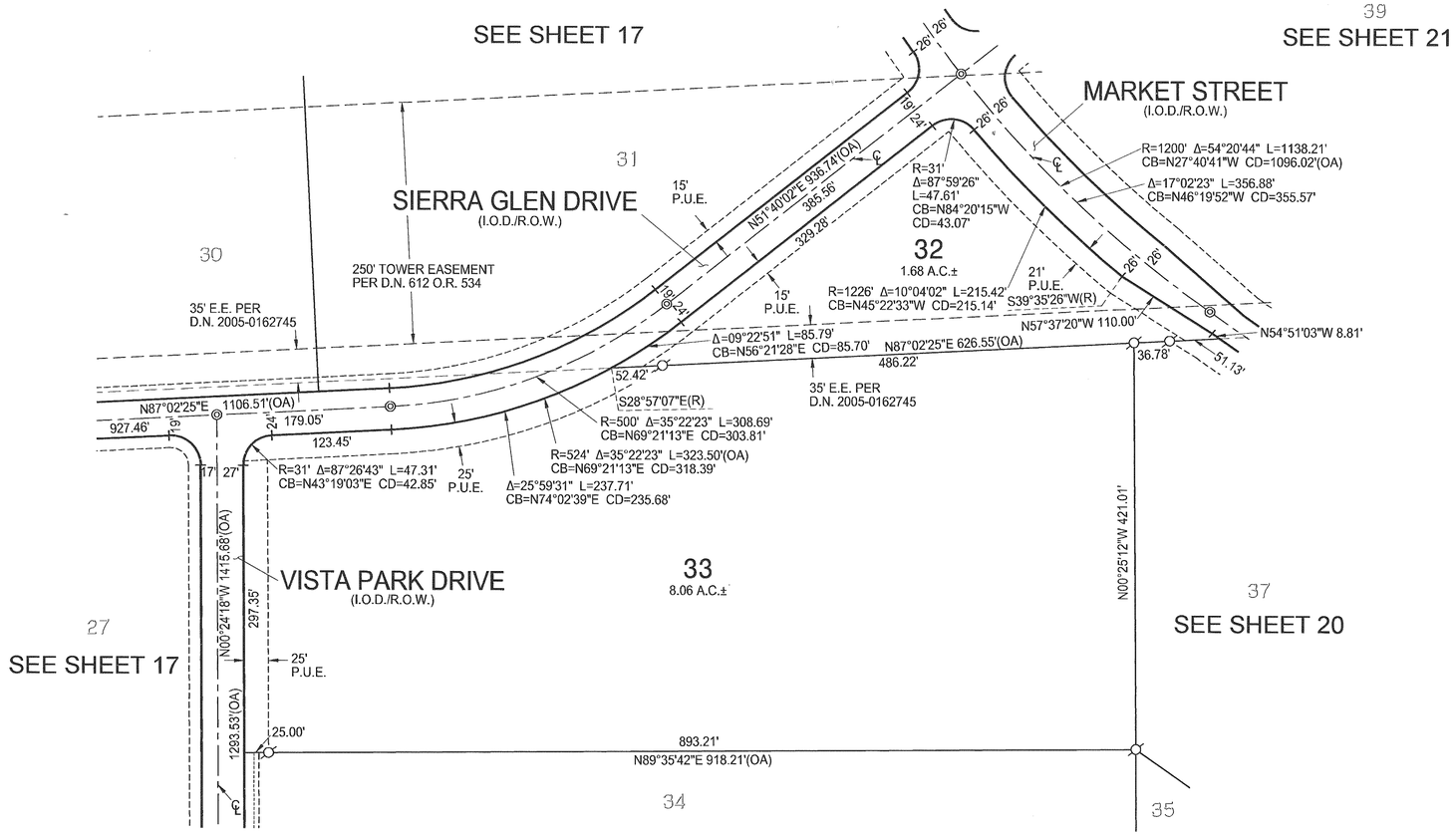
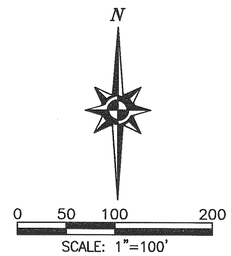
SHEET 17 OF 23 18254.FED





FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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SHEET 18 OF 23 18254.FED

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SEE SHEET 18

33

25.00'

893.21'

N89°35'42"E 918.21'(OA)

421.01'

N54°51'03"W 525.87'

27

37

SEE SHEET 20

SEE SHEET 16

17' 27'

1293.53'(OA)

N00°24'18"W 1415.68'(OA)

996.18'

12.5' P.U.E.

10' P.E. SEE NOTE 4 ON SHEET 4

34

21.59 A.C.±

N00°25'12"W 1446.95'(OA)

975.94'

129.35'

R=800' Δ=54°25'51" L=760.00'

CB=N27°38'08"W CD=731.74'(OA)

N00°25'12"W 165.80'

391.92'

N89°54'32"W 422.15'(OA)

30.23'

N83°11'08"E(R)

15' P.U.E.

R=783.00' Δ=054°25'51" L=743.85'(OA)

CB=N27°38'08"W CD=716.19'

Δ=06°23'40" L=87.38'

CB=N03°37'02"W CD=87.34'

VISTA PARK DRIVE

(I.O.D./R.O.W.)

MARKET STREET

(I.O.D./R.O.W.)

136.01'

N03°52'09"E 120.34'

1340.64'(2)(3)(OA)

13

DD MAPS 26

26

17'

35

8.59 A.C.±

N00°25'12"W 723.87'(OA)

544.52'

36

5.71 A.C.±

26' P.U.E.

545.52'

N00°25'12"W

220.00'

27' 27'

℄

R=31' Δ=90°40'08" L=49.06'

CB=N45°44'22"W CD=44.10'

35' P.U.E.

VISTA GRANDE BOULEVARD

(I.O.D./R.O.W.)

50' P.U.E.

40' P.U.E.

20'x20' BUS SHELTER EASEMENT

R=31' Δ=90°30'41" L=48.97'

CB=N44°50'08"E CD=44.04'

N80°37'44"E 60.83'

S00°05'28"W(R)

146.74'

120.00'

N80°26'48"W 60.83'

50.00'

448.66'

427.77'

1023.16'

438.51'

496.93'

1317.25'

38'

48'

36

35

N88°55'34"E 5295.53'(2)(OA)

N89°54'32"W 1320.39(2)

AREA R-10 PER D.N. 2015-064318 & D.N. 2015-064325

AREA R-10 PER D.N. 2015-064323 & D.N. 2015-064333

AREA E-10 PER D.N. 2015-064333

AREA R-3 PER D.N. 2015-064323 & D.N. 2015-064333

BASELINE P & R LLC
PER D.N. 2014-0033001

BARBACCIA TRUST
PER D.N. 2004-0153428
PARCEL A
15 P.M. 143

DF PROPERTIES
PER 32 O.R. 693
PARCEL B
15 P.M. 143

FD 2" ALUMINUM MONUMENT STAMPED AS WEST 1/4 COR FOR SECTION 35 PER(2)

T11N R5E 35 36 2005 RCE 45333

RE-SET WITH MONUMENT WELL STAMPED:

T11N R5E 35 36 2017 LS 7944

N

0 50 100 200

SCALE: 1"=100'

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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JANUARY 2018

SHEET 19 OF 23 18254.FED

SEE SHEET 18

SEE SHEET 21

SEE SHEET 19

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

DETAIL "20A"
N.T.S.

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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SHEET 20 OF 23 18254.FED

BRANSTON DRIVE
(I.O.D./R.O.W.)

SIERRA GLEN DRIVE
(I.O.D./R.O.W.)

SIERRA GLEN DRIVE
(I.O.D./R.O.W.)

MARKET STREET
(I.O.D./R.O.W.)

SEE SHEET 22

SEE SHEET 23

SEE SHEET 18

SEE SHEET 20

SEE SHEET 20

SEE DETAIL "21A" ON THIS SHEET

R=1050' Δ=11°36'41" L=212.79'
CB=N76°22'41"E CD=212.42'

N07°48'59"W
95.49'

R=1050' Δ=22°11'19" L=406.63'
CB=N86°43'20"W CD=404.09'

R=500' Δ=33°21'12" L=291.06'
CB=N68°20'38"E CD=286.97'

N85°01'14"E
103.90'
103.90'

N70°34'20"E
100.00'
100.00'

R=481' Δ=33°21'12" L=280.00'
CB=N68°20'38"E CD=276.07'

R=750' Δ=14°26'53" L=189.13'
CB=N77°47'47"E CD=188.63'

R=769' Δ=14°26'53" L=193.92'
CB=N77°47'47"E CD=193.40'

R=1031' Δ=33°47'59" L=608.21'
CB=N87°28'20"E CD=599.42'

R=1050' Δ=33°47'59" L=619.41'
CB=N87°28'20"E CD=610.47'(OA)

15'
P.U.E.

DRAINAGE EASEMENT
PER DOC. No. 2006-0122389
SEE SHEET 23

N75°37'40"W 256.37'
256.37'

N86°25'23"W 152.38'
152.38'

R=750' Δ=10°47'43" L=141.31'
CB=N81°01'32"W CD=141.10'

R=769' Δ=10°47'43" L=144.89'
CB=N81°01'32"W CD=144.67'

R=481' Δ=16°35'06" L=139.23'
CB=N78°07'50"W CD=138.74'

R=500' Δ=15°46'08" L=137.61'
CB=N78°32'19"W CD=137.17'

42

43

41

40
13.17 A.C.±

39
20.89 A.C.±

38

37

32

33

N87°02'25"E 2169.57'(OA)
2143.66'

N87°02'25"E

N87°02'25"E 2050.82'(OA)
1953.60'

N87°02'25"E 100.17'

N51°40'02"E
996.74'(OA)
493.57'
311.08'
182.49'
25.91'

125' S.M.U.D. EASEMENT
PER D.N. 935 O.R. 29

250' TOWER EASEMENT
PER D.N. 612 O.R. 534

35' E.E. PER
D.N. 2005-0162745

AREA E-20(2)

N00°23'36"E 328.72'
N00°23'36"E 334.58'

25.00'
100.00'
1195.12'(OA)
512.00'(3)
N89°36'24"W 1320.12'(2)(3)(OA)

N00°26'07"W 1333.68'(2)(3)

168.15'
125.12'
410.40'(3)
250.24'
135.03'
268.05'(3)

R=31' Δ=91°57'33" L=49.75'
CB=N05°41'16"E CD=44.58'

23'
P.U.E.

R=1174' Δ=10°45'09" L=220.32'
CB=N45°40'05"W CD=220.00'

R=1200' Δ=17°02'23" L=356.88'
CB=N46°19'52"W CD=355.57'

S38°57'20"W(R)

N48°48'10"W 110.00'

35.64'
97.22'
532.46'(OA)
496.82'
N54°51'03"W 563.91'

60'
P.U.E./P.E.

26'

DETAIL "21A"
N.T.S.

N18°35'35"E(R)
21.11'
20.14'
N19°20'44"E(R)
20.24'
N20°09'42"E(R)
16.06'
446.70'
425.93'(3)
152.09'(3)
N00°26'07"W 1333.68'(2)(3)(OA)
R=500' Δ=06°18'11" L=55.00'
CB=N67°30'10"W CD=54.98'(3)(TIE)

N

0 50 100 200
SCALE: 1"=100'

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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SHEET 21 OF 23 18254.FED

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FD 1-1/2" BRASS DISC ON A 3/4" IRON ROD SET IN CONCRETE STAMPED AS SHOWN. ACCEPTED AS SECTION CORNER PER (1)(2)(3)

T11N R5E 26|25 35|36 1967 R C E 13444

RE-SET WITH STANDARD MONUMENT WELL AT CENTERLINE INTERSECTION FOR REFERENCE POINT STAMPED:

T11N R5E 26|25 35|36 2017 RP L S 7944

WESTPARK VILLAGE 10 PHASE 2 BB MAPS 79

WESTPARK VILLAGE 10 PHASE 2 BB MAPS 80

N89°18'15"W 5279.53'(2)(3)(OA)
N89°18'15"W 2639.76(BNDY)
1471.28'

N00°30'19"W 207.94'
24.01'
23.98'
N02°10'00"E 149.66'
57.94'

30' P.U.E./P.E.

MARKET STREET
(I.O.D./R.O.W.)

Δ=12°41'42" L=262.12'
CB=N06°51'10"W CD=261.58'

R=1183' Δ=18°41'15" L=385.84'(OA)
CB=N09°50'56"W CD=384.14'

N90°00'00"E 41.70'
N75°34'56"W 129.46'
N59°52'08"W 149.51'
N76°33'23"E 136.57'
N69°56'26"E 154.17'(OA)
123.95'
30.22'
S76°47'59"W(R)
Δ=05°59'32" L=123.72'
CB=N16°11'47"W CD=123.67'
Δ=37°18'21" L=781.33'
CB=N19°09'29"W CD=767.60'
S70°48'26"W(R)
N26°32'48"W 110.00'
S65°28'31"W(R)
21' P.U.E.
R=1174' Δ=10°45'09" L=220.32'
CB=N29°54'04"W CD=220.00'

R=31' Δ=93°03'20" L=50.35'
CB=N81°48'18"W CD=44.99'
N87°02'25"E 186.99'

R=1200' Δ=54°20'44" L=1138.21'
CB=N27°40'41"W CD=1096.02'(OA)

R=1174' Δ=03°42'13" L=75.89'
CB=N33°25'32"W CD=75.87'

Δ=01°17'52" L=11.75'
CB=N52°18'58"E CD=11.75'

15' P.U.E.
492.61'(OA)
364.60'
936.74'(OA)
551.16'
N51°40'02"E 126.01'

SIERRA GLEN DRIVE
(I.O.D./R.O.W.)

125' S.M.U.D. EASEMENT PER D.N. 935 O.R. 29

385.56'

42
14.51 A.C.±

41
4.35 A.C.±

40
SEE SHEET 21

SEE SHEET 8

SEE SHEET 23

BRANSTON DRIVE
(I.O.D./R.O.W.)

23.00'
62.28'
23.00'
N00°41'43"E 62.28'

R=1200' Δ=08°30'42" L=178.27'
CB=N03°33'38"W CD=178.11'

R=1223' Δ=08°30'42" L=181.69'
CB=N03°33'38"W CD=181.52'

12.5' P.U.E.
46.63'
N82°11'01"E(R) 4.00'

R=31' Δ=87°23'41" L=47.29'
CB=N35°52'52"E CD=42.83'

R=1050' Δ=11°36'41" L=212.79'
CB=N76°22'41"E CD=212.42'

R=1069' Δ=09°00'22" L=168.03'
CB=N75°04'31"E CD=167.86'

N07°48'59"W 95.49'

R=750' Δ=14°26'53" L=189.13'
CB=N77°47'47"E CD=188.63'

Δ=32°03'20" L=290.37'
CB=N68°59'34"E CD=286.60'

20' P.E.

R=731' Δ=14°26'53" L=184.33'
CB=N77°47'47"E CD=183.85'

R=519' Δ=33°21'12" L=302.12'(OA)
CB=N68°20'38"E CD=297.87'

12.5' P.U.E.

N37°02'06"W(R) 98.86'(OA) 83.73' 15.13'

R=500' Δ=33°21'12" L=291.06'
CB=N68°20'38"E CD=286.97'

103.90'
N85°01'14"E
103.90'
100.00'
N70°34'20"E
100.00'

N

0 50 100 200
SCALE: 1"=100'

FINAL MAP OF

SIERRA VISTA - FEDERICO

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

THE SOUTH 1056 FEET OF SECTION 26 AND THE NORTH ONE-HALF OF SECTION 35; EXCEPTING THEREFROM THE WEST 801.429 FEET OF SAID SECTIONS 26 AND 35; THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2002-0012476 OFFICIAL RECORDS OF PLACER COUNTY.

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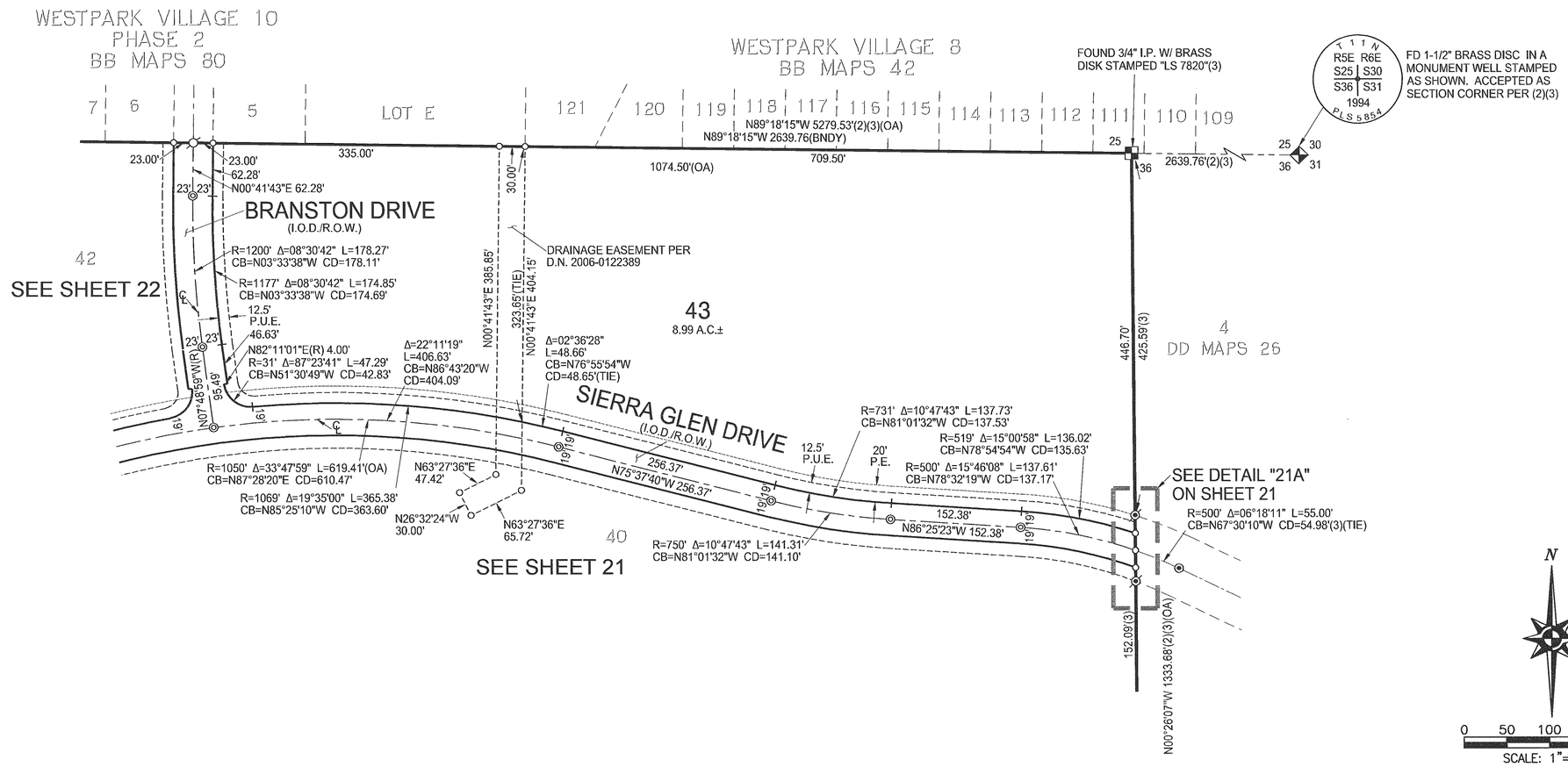
SHEET 22 OF 23 18254.FED

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



FINAL MAP OF
SIERRA VISTA - FEDERICO
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

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SHEET 23 OF 23 18254.FED

SEE SHEET 4 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.17
File #: 0400-04-12-1
Item ID: 2025-516

Title:	Sierra Vista Village KT4 - Notice of Completion
Contact:	Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

SUMMARY

Staff recommends approval of the Notice of Completion for the Sierra Vista Village KT4 project. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution accepting the public work known as Sierra Vista Village KT4 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.

BACKGROUND

The Engineering Division has made a final inspection of the above project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications.

FISCAL IMPACT

The actions requested as part of this action have no impact to the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Approval of a Notice of Completion meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Ignacio Vizcarra, Construction Inspector Supervisor

Mike Isom, Development Services Director

ATTACHMENTS:

1. Resolution 25-264
2. Notice of Completion
3. Exhibit A - Location Map
4. Final Map

REVIEWERS:

Ignacio Vizcarra, Development Services Department - Engineering Division	Created/Initiated - 7/17/2025
Marc Stout, Development Services Department - Engineering Division	Approved - 7/18/2025
Mike Isom, Development Services Department	Approved - 7/18/2025
Gretchen Hakala, City Attorney Department	Approved - 7/18/2025
Katrina Six, City Clerk Department	Approved - 7/22/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/23/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/24/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/24/2025
Katrina Six, City Clerk Department	Final Approval - 7/24/2025

RESOLUTION NO. 25-264

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Sierra Vista Village KT4 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 KT4 is hereby approved and the public work accepted.

2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book FF of Maps, Page 71 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 _____, 2025, 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 Sierra Vista Village KT4 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 Marques General Engineering.

The surety on said project was _____

Lexon Insurance Company Bond # LICX1200317.

_____

Marc Stout

City Engineer
City of Roseville
Owner

ATTEST:

_____
Carmen Avalos, City Clerk

State of California)
County of Placer)

I, Marc Stout, being first duly sworn, depose and say: I am the City Engineer of the City of Roseville, a municipal corporation in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Roseville. I have read the Notice of Completion and know its contents and the facts stated therein are true.

_____

Marc Stout

City Engineer
City of Roseville

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)

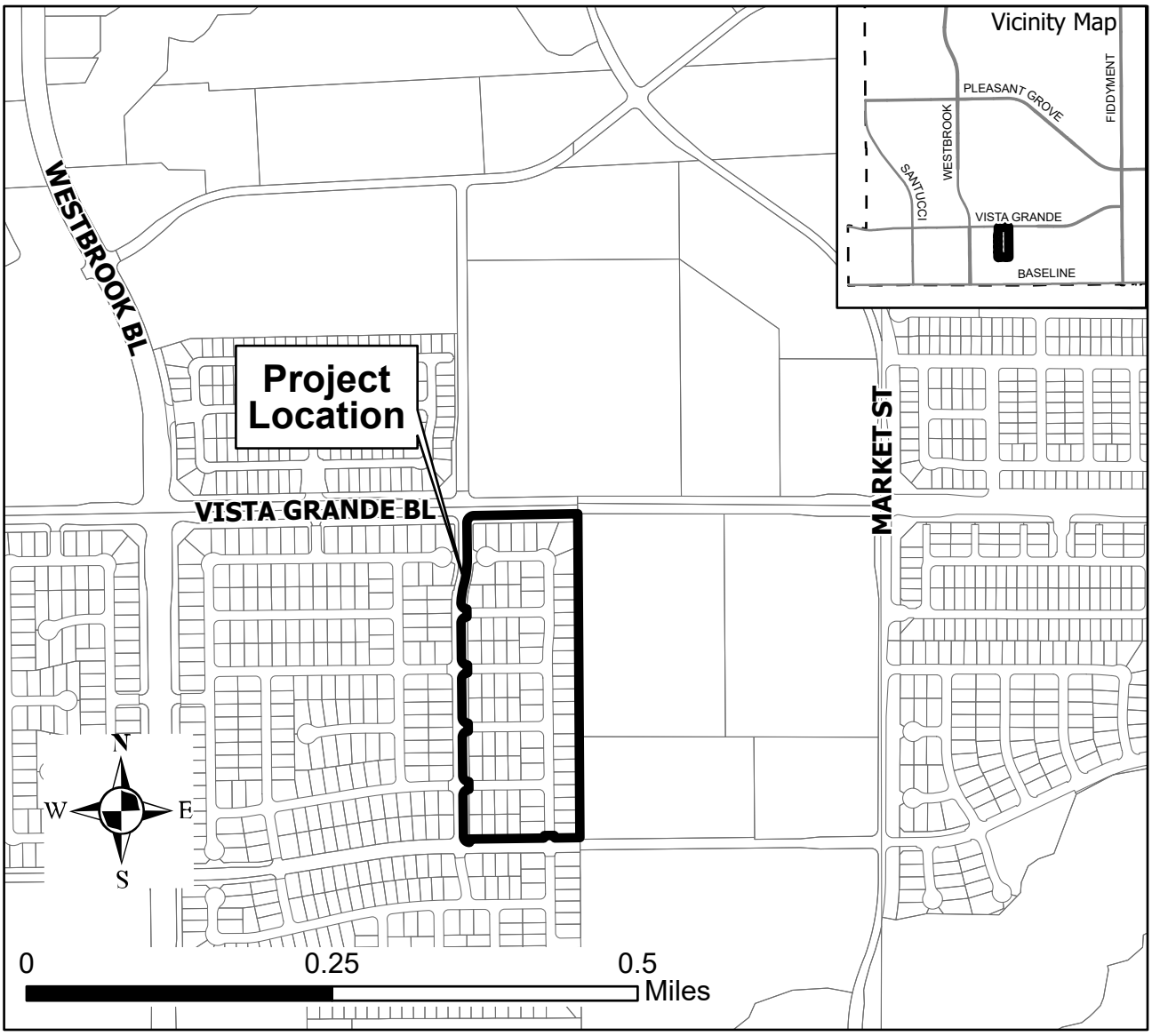
Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20___, Marc Stout proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

Exhibit A: Location Map

City of Roseville
Sierra Vista Village
KT-4



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT-4" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS, ABOVE GROUND APPURTENANCES FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS FRIESIAN COURT, NEWFOUNDLAND DRIVE, VISTA PARK DRIVE, BENTON WAY, HAFLINGER WAY, HOLSTEINER WAY AND NOKOTA WAY, LOTS A, B, C, D, AND E AND THOSE STRIPS OF LAND LYING AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) PUBLIC DRAINAGE EASEMENT FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF DRAINAGE FACILITIES AND FOR THE OVERLAND RELEASE OF STORM WATER ON, OVER, UNDER AND ACROSS THE AREA SHOWN HEREON AND DESIGNATED "D.E." (DRAINAGE EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT OF WAY (INCLUDING IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS FRIESIAN COURT, NEWFOUNDLAND DRIVE, VISTA PARK DRIVE, BENTON WAY, HAFLINGER WAY, HOLSTEINER WAY AND NOKOTA WAY AND LOTS A, B, C, D, & E.

SIERRA VISTA COMMUNITIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____
NAME: ~~CHRYSANTHY DEMOS~~
TITLE: PRESIDENT & CEO
Angelo K. Tsakopoulos

BY: _____
NAME: Ron Bertolina
TITLE: General Counsel

BY: LENNAR HOMES CALIFORNIA INC., A CALIFORNIA CORPORATION

BY: _____
NAME: LARRY GUALCO
TITLE: VICE PRESIDENT

BY: _____
NAME: Earl Keith
TITLE: Controller / VP

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Sacramento } SS

ON THE 28 DAY OF July, 2021, BEFORE ME, Alim Valiev
A NOTARY PUBLIC, ~~IN AND FOR SAID COUNTY AND STATE~~, PERSONALLY APPEARED, Angelo K. Tsakopoulos & Ron Bertolina, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: _____
PRINTED NAME: Alim Valiev
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: Sacramento
MY COMMISSION EXPIRES: Dec 27, 2023
MY COMMISSION NO.: 2317355

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Placer } SS

ON THE 26 DAY OF July, 2021, BEFORE ME, Monique Reynolds
A NOTARY PUBLIC, ~~IN AND FOR SAID COUNTY AND STATE~~, PERSONALLY APPEARED, Larry Gualco & Earl Keith, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: Monique Reynolds
PRINTED NAME: Monique Reynolds
MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: Placer
MY COMMISSION EXPIRES: NOV. 24, 2024
MY COMMISSION NO.: 2337907

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT-4" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN DECEMBER 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2022 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R.E.Y. ENGINEERS, INC.

_____
CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2021

DATE: 7/16/21

LICENSED LAND SURVEYOR
CRAIG E. SPIESS
12/31/21
No. 7944
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT-4" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ DATE: 7/29/21
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2022

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT-4" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: 7/29/21
TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2021

LICENSED LAND SURVEYOR
TIMOTHY G BLAIR
Exp. 12-31-21
No. 8278
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT-4", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE PUBLIC UTILITY EASEMENTS OFFERED HEREON FOR DEDICATIONS AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, LOTS A, B, C, D, AND E AND THE RIGHTS-OF-WAY AND DRAINAGE EASEMENTS OFFERED HEREON FOR DEDICATION.

_____
CITY CLERK, CITY OF ROSEVILLE

DATE: August 18, 2021 BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS 30TH DAY OF AUGUST, 2021, AT 1:49 P.M. IN BOOK FF OF MAPS, AT PAGE 71, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF R.E.Y. ENGINEERS, INC.

RYAN RONCO
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

DOCUMENT NO.: 2021-0109381

BY: D. Butcher
DEPUTY

FEE: $ 98.00

FINAL MAP OF
SIERRA VISTA
VILLAGE KT-4
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF LOT 3 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND THAT CERTAIN "CERTIFICATE OF CORRECTION" RECORDED ON FEBRUARY 20, 2019 IN DOCUMENT NUMBER 2019-0009929, OFFICIAL RECORDS OF PLACER COUNTY, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

AUGUST 2021

SHEET 1 OF 6 7310.020

REFERENCES:

(1) EE MAPS 6
(2) EE MAPS 33
(3) DN 2019-0009929
(4) FF MAPS 3
(5) FF MAPS 52

BASIS OF BEARINGS:

THE BEARING N 00°24'18" W , AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE EAST BOUNDARY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON NOVEMBER, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

LEGEND

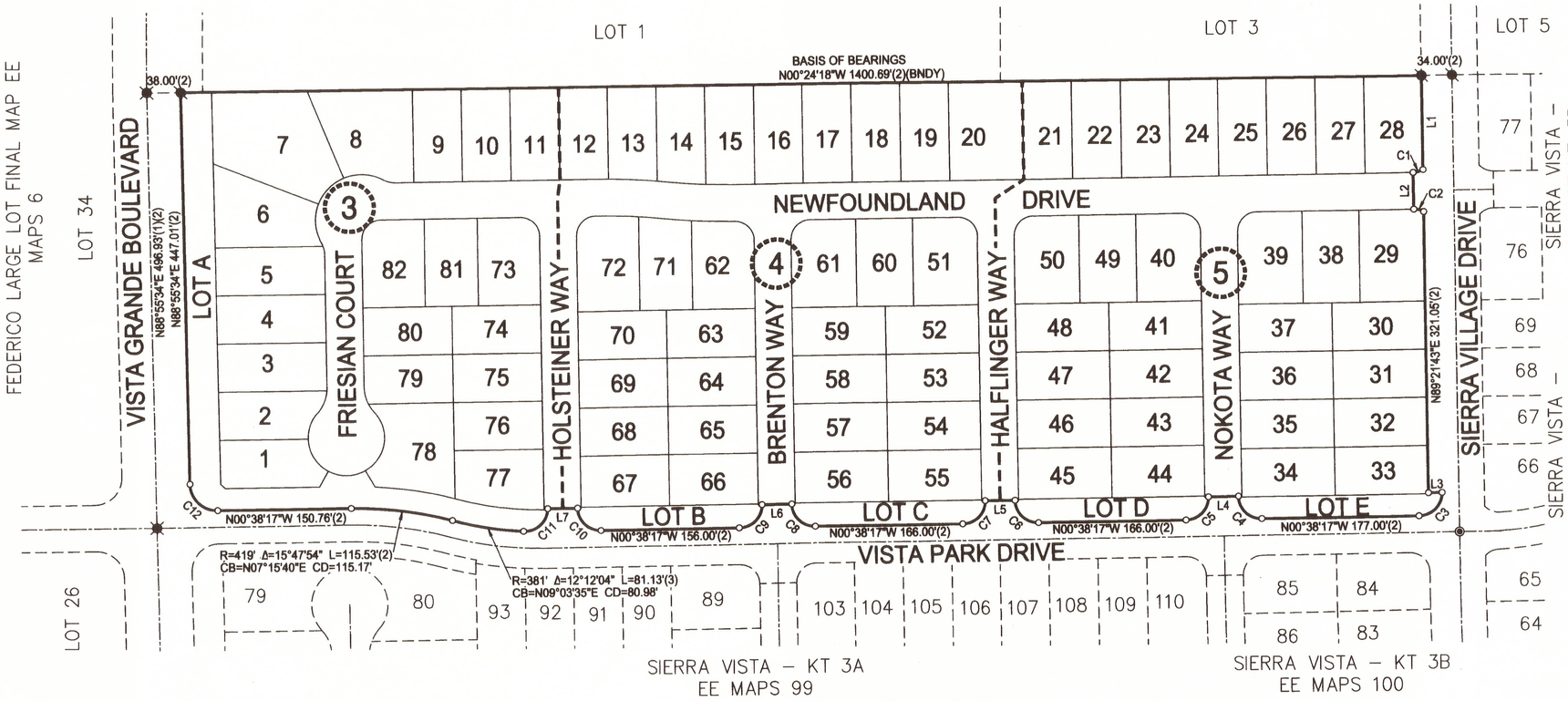
- FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"(6)
- FOUND 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600"(2)
- FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- DIMENSION POINT NOTHING FOUND OR SET

BNDY	BOUNDARY
CB	CHORD BEARING
CD	CHORD DISTANCE
DN	DOCUMENT NUMBER
(OA)	OVERALL
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
( )	DENOTES RECORD INFORMATION
(1)	SHEET NUMBER

NOTES:

1. THE TOTAL AREA OF THIS SUBDIVISION IS 15.899 ACRES +/-, GROSS, CONSISTING OF 82 RESIDENTIAL LOTS AND 5 LANDSCAPE LOTS.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
3. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHL & ASSOCIATES DATED FEBRUARY 12, 2018; PROJECT NUMBER WKA NO. 11712.02P AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT - ENGINEERING DEPARTMENT FILE #308-876.
4. ALL FRONT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 7944" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED.
5. ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 7944", WHERE REAR CORNER FALLS WITHIN A MASONRY RETAINING WALL, MASONRY SOUND WALL OR CONCRETE FOOTING, A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 7944" WILL BE SET ON THE SIDE LOT LINE 4.00 FOOT OFFSET TO THE REAR CORNER OR A BRASS TAG STAMPED "LS 7944" WILL BE SET WITH EPOXY TO THE FACE WALL 2.00 FOOT ABOVE GROUND OR ON TOP OF WALL WHERE AS OFFSET MONUMENT CANNOT BE SET.
6. COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED AS DOCUMENT NO. 2020-0042952 OFFICIAL RECORDS OF PLACER COUNTY.

SIERRA VISTA–CBG LARGE LOT SUBDIVISION
EE MAPS 56



LINE TABLE

#	BEARING	LENGTH
L1(2)	N89°21'43"E	107.33'
L2(2)	N89°21'43"E	42.00'
L3(2)	N00°38'17"W	15.00'
L4	N00°38'17"W(3)	34.00'
L5	N00°38'17"W(3)	34.00'
L6	N00°38'17"W(3)	34.00'
L7	N00°38'17"W(3)	34.00'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1(2)	22'	30°00'00"	11.52'	N15°38'17"W	11.39'
C2(2)	22'	30°00'00"	11.52'	N14°21'43"E	11.39'
C3(2)	26'	90°00'00"	40.84'	N45°38'17"W	36.77'
C4(2)	26'	90°00'00"	40.84'	N44°21'43"E	36.77'
C5(2)	26'	90°00'00"	40.84'	N45°38'17"W	36.77'
C6(2)	26'	90°00'00"	40.84'	N44°21'43"E	36.77'
C7(2)	26'	90°00'00"	40.84'	N45°38'17"W	36.77'
C8(2)	26'	90°00'00"	40.84'	N44°21'43"E	36.77'
C9(2)	26'	90°00'00"	40.84'	N45°38'17"W	36.77'
C10(2)	26'	90°00'00"	40.84'	N44°21'43"E	36.77'
C11(3)	26'	92°03'21"	41.77'	N43°04'07"W	37.42'
C12(2)	31'	89°33'51"	48.46'	N44°08'38"E	43.67'

0 50' 100' 200'
SCALE IN FEET

FINAL MAP OF SIERRA VISTA
VILLAGE KT-4
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF LOT 3 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND THAT CERTAIN "CERTIFICATE OF CORRECTION" RECORDED ON FEBRUARY 20, 2019 IN DOCUMENT NUMBER 2019-0009929, OFFICIAL RECORDS OF PLACER COUNTY, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

AUGUST 2021

SHEET 2 OF 6 7310.020

FEDERICO LARGE LOT FINAL MAP EE
MAPS 6

LOT 26

LOT 34

N88°55'34"E 496.93'(1)(2)

VISTA GRANDE BOULEVARD

N88°55'34"E 447.01'(2)

N88°55'34"E 447.59'

LOT A
26444 S.F.±
P.U.E.

R=31' Δ=89°33'51" L=48.46'(2)
CB=N44°08'38"E CD=43.67'

P.U.E.(2)

9.08'(2)

N44°08'38"E
7.15'

N00°38'17"W 219.38'(2)

N00°38'17"W 150.76'(2)(OA)

N00°38'17"W 141.68'(2)

VISTA PARK DRIVE

SIERRA VISTA – KT 3A
EE MAPS 99

LOT B

79

80

93

92

91

1
6020 S.F.±

2
6076 S.F.±

3
6744 S.F.±

4
6768 S.F.±

5
6784 S.F.±

6
8409 S.F.±

7
13668 S.F.±

8
9982 S.F.±

9
5819 S.F.±

10
5807 S.F.±

11
5794 S.F.±

12

77
6422 S.F.±

76
5500 S.F.±

75
5500 S.F.±

74
5500 S.F.±

73
6896 S.F.±

78
8766 S.F.±

79
5506 S.F.±

80
5536 S.F.±

81
6000 S.F.±

82
6961 S.F.±

Δ=60°06'00"
L=45.10'
CB=N58°38'44"E
CD=43.07'

Δ=42°04'33"
L=31.58'
CB=N70°15'59"W
CD=30.87'

Δ=36°41'06" L=28.81'
CB=N67°34'15"W CD=28.32'

S04°51'12"W(R) 122.27'
Δ=04°43'29" L=3.71'
CB=N88°16'33"W CD=3.71'

12.5'
P.U.E.

Δ=20°02'43" L=11.20'
CB=N79°20'22"E CD=11.14'

Δ=08°11'51" L=4.58'
CB=N65°13'05"E CD=4.57'

Δ=50°13'48" L=45.59'
CB=N68°14'04"E CD=44.14'

Δ=46°15'53" L=41.99'
CB=N45°31'06"W CD=40.86'

N21°20'57"E(R)
127.46'

N67°36'51"E(R)
107.77'

Δ=49°59'25" L=45.37'
CB=N2°36'33"E CD=43.94'

R=52' Δ=146°29'06" L=132.95'
CB=N45°38'17"W CD=99.58'

S20°41'00"E(R)

FRIESIAN COURT

N89°21'43"E 269.28'

R=45'
Δ=41°24'35"
L=32.52'
CB=N69°56'00"W
CD=31.82'

R=32' Δ=28°14'33" L=15.77'
CB=N75°14'26"E CD=15.61'

N61°24'16"W(R)
20.60'

Δ=58°28'02"
L=43.88'(CB2)

R=45'
Δ=41°24'35"
L=32.52'
CB=N68°39'26"E
CD=31.82'

N60°07'42"E(R)
21.57'

R=262°49'09" L=197.24'
CB=64.50'
CB=N00°38'17"E

Δ=102°10'34"
L=76.68'
CB=N80°57'35"W
CD=66.92'

Δ=11°48'35" L=91.52'
CB=N08°48'18"E CD=91.35'

Δ=12°15'36" L=95.01'
CB=N09°01'49"E CD=94.83'

R=444' CB=N09°01'49"E

S75°17'24"E(R)
109.62'

R=444'
Δ=00°27'01"
L=3.49'
CB=N14°56'06"E
CD=3.49'

S89°25'05"W(R=356')
S03°47'36"W(R=22')
R=356' Δ=15°44'32" L=97.81'
CB=N07°17'21"E CD=97.50'

R=400' Δ=15°47'54" L=110.29'(2)
CB=N07°15'40"E CD=109.94'

R=381' Δ=12°12'04" L=81.13'(3)
CB=N09°03'35"E CD=80.98'

R=419' Δ=15°47'54" L=115.53'(2)
CB=N07°15'40"E CD=115.17'

R=400' Δ=15°47'54" L=110.29'(2)
CB=N07°15'40"E CD=109.94'

R=22' Δ=90°00'00" L=34.56'
CB=N45°38'17"W CD=31.11'

R=22' Δ=90°00'00" L=34.56'
CB=N44°21'43"E CD=31.11'

R=32' Δ=28°14'33" L=15.77'
CB=N13°29'00"E CD=15.61'

N26°55'13"W(R)
Δ=15°07'39" L=11.88'
CB=N55°30'58"E CD=11.85'

N00°38'17"W
96.00'
Δ=26°16'58" L=20.64'
CB=N76°13'15"E CD=20.46'

N89°21'43"E
219.62'

N89°21'43"E
100.00'

N89°21'43"E
105.91'

N89°21'43"E
105.69'

N89°21'43"E
105.46'

N89°21'43"E
105.24'

N89°21'43"E 399.00'
354.00'

N89°21'43"E 78.00'

N89°21'43"E 309.00'

N89°21'43"E 168.07'

N89°21'43"E 35.07'

N89°21'43"E 55.00'

N89°21'43"E 51.29'

N89°21'43"E 150.33'

N89°21'43"E 44.03'

N89°21'43"E 95.97'

N89°21'43"E 81.65'

N00°38'17"W 107.83'

N00°38'17"W 106.48'

N00°38'17"W 100.00'

N00°38'17"W 122.84'

N00°38'17"W 123.26'

N00°38'17"W 121.74'

N00°38'17"W 242.65'

N00°38'17"W 285.65'(OA)

N00°38'17"W 224.90'(OA)

N00°38'17"W 1031.72'(2)

N00°24'18"W(2) 1400.69'(OA)(BNDY')

38.00'(2)

35.00'(2)

118.85'

156.65'

48.65'

48.00'

70.65'

70.00'

60.00'

200.65'

100.65'

12.5'
P.U.E.

23'
D.E.

45.00'(3)

242.00'(2)

20.72'(2)

17.00'

19'(3)

C1

L3

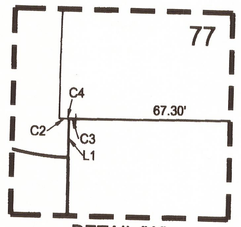
SEE DETAIL "A"

HOLSTEINER WAY

LOT B

LOT 1
SIERRA VISTA–CBG LARGE LOT SUBDIVISION
EE MAPS 56

DETAIL "A"
N.T.S.



CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
CB1	N43°50'19"W	37.91'
CB2	N00°38'17"W	42.00'

LINE TABLE

#	BEARING	LENGTH'
L1	N89°21'43"E	1.30'
L2	N00°38'17"W(R)	4.01'
L3	N00°38'17"W(3)	34.00'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1(3)	26'	92°03'21"	41.77'	N43°04'07"W	37.42'
C2	22'	02°36'29"	1.00'	N87°30'38"W	1.00'
C3	22'	01°49'25"	0.70'	N89°43'35"W	0.70'
C4	22'	04°25'53"	1.70'	N88°25'20"W	1.70'

N

0 20' 40' 80'
SCALE IN FEET

FINAL MAP OF
SIERRA VISTA
VILLAGE KT-4
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF LOT 3 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND THAT CERTAIN "CERTIFICATE OF CORRECTION" RECORDED ON FEBRUARY 20, 2019 IN DOCUMENT NUMBER 2019-0009928, OFFICIAL RECORDS OF PLACER COUNTY, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

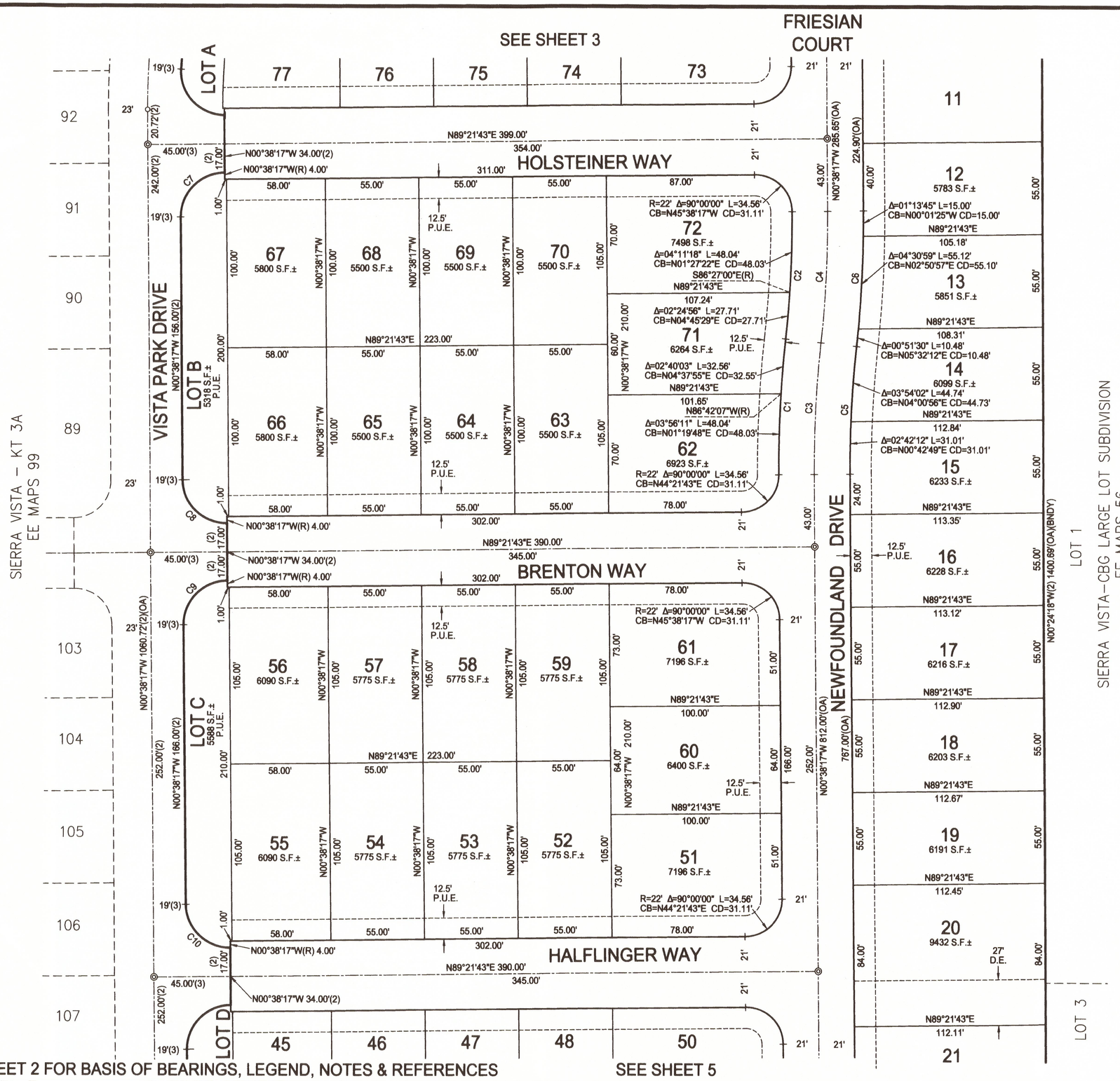
AUGUST 2021

SHEET 3 OF 6

7310.020

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

SEE SHEET 4



CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	699.23'	06°36'14"	80.59'	N02°39'50"E	80.55'
C2	657.23'	06°36'14"	75.75'	N02°39'50"E	75.71'
C3	678.23'	06°36'14"	78.17'	N02°39'50"E	78.13'
C4	678.23'	06°36'14"	78.17'	N02°39'50"E	78.13'
C5	657.23'	06°36'14"	75.75'	N02°39'50"E	75.71'
C6	699.23'	06°36'14"	80.59'	N02°39'50"E	80.55'
C7(2)	26'	90°00'00"	40.84'	N44°21'43"E	36.77'
C8(2)	26'	90°00'00"	40.84'	N45°38'17"W	36.77'
C9(2)	26'	90°00'00"	40.84'	N44°21'43"E	36.77'
C10(2)	26'	90°00'00"	40.84'	N45°38'17"W	36.77'

FINAL MAP OF SIERRA VISTA
VILLAGE KT-4
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF LOT 3 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND THAT CERTAIN "CERTIFICATE OF CORRECTION" RECORDED ON FEBRUARY 20, 2019 IN DOCUMENT NUMBER 2019-0009929, OFFICIAL RECORDS OF PLACER COUNTY, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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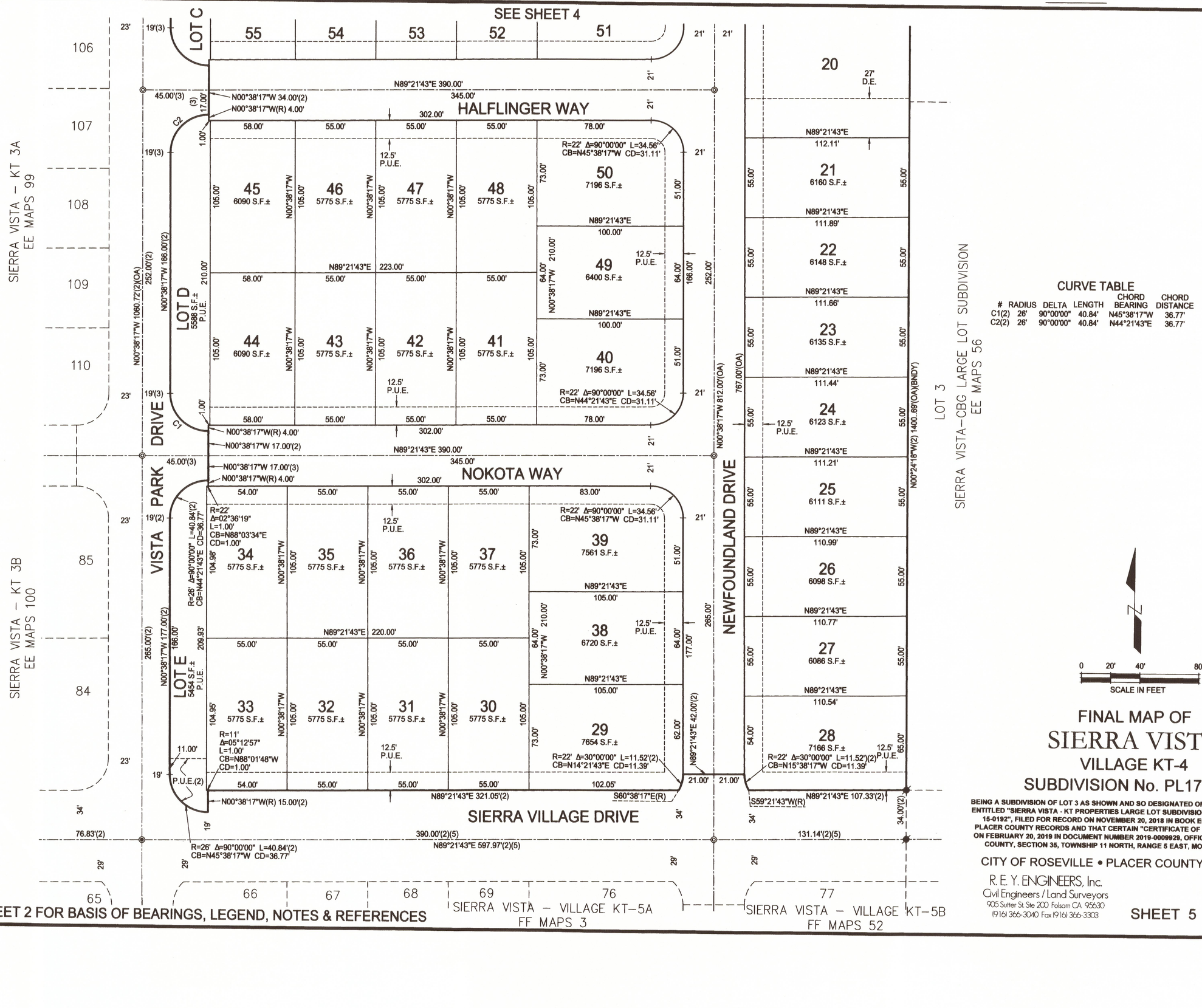
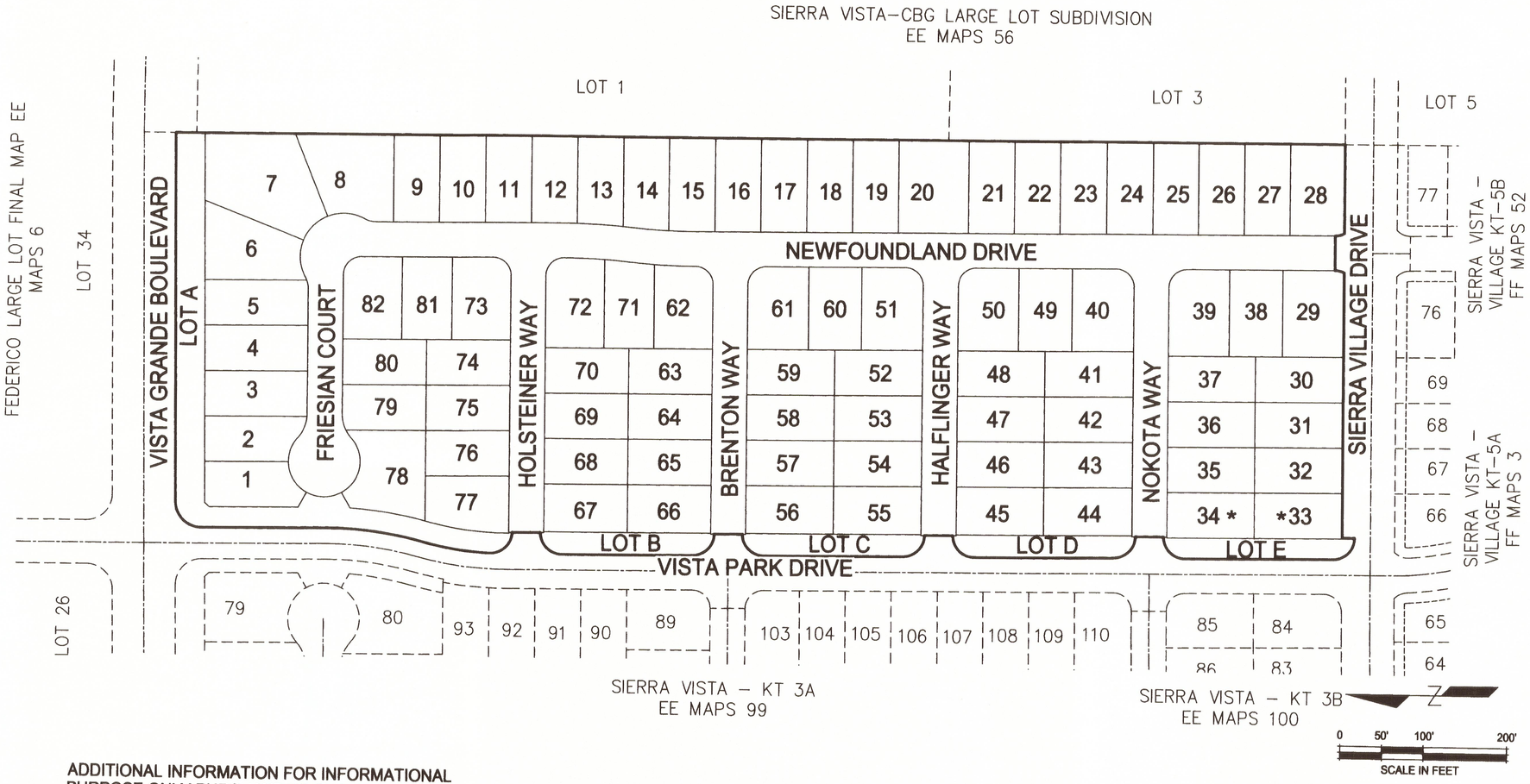
AUGUST 2021

SHEET 4 OF 6 7310.020

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES
SEE SHEET 5


SEE SHEET 4
LOT C
HALFLINGER WAY
DRIVE
VISTA PARK
NOKOTA WAY
NEWFOUNDLAND DRIVE
SIERRA VILLAGE DRIVE
LOT D
5588 S.F.±
P.U.E.
LOT E
5454 S.F.±
P.U.E.
SIERRA VISTA - KT 3A
EE MAPS 99
SIERRA VISTA - KT 3B
EE MAPS 100
LOT 3
SIERRA VISTA-CBG LARGE LOT SUBDIVISION
EE MAPS 56
SIERRA VISTA - VILLAGE KT-5A
FF MAPS 3
SIERRA VISTA - VILLAGE KT-5B
FF MAPS 52
N89°21'43"E 390.00'
N89°21'43"E 345.00'
N89°21'43"E 302.00'
N89°21'43"E 223.00'
N89°21'43"E 220.00'
N89°21'43"E 321.05'(2)
N89°21'43"E 597.97'(2)(5)
N89°21'43"E 107.33'(2)
N00°38'17"W 1060.72'(2)(OA)
N00°38'17"W 166.00'(2)
N00°38'17"W 177.00'(2)
N00°38'17"W 812.00'(OA)
N00°24'18"W(2) 1400.69'(OA)(BNDY')
N00°38'17"W 34.00'(2)
N00°38'17"W(R) 4.00'
N00°38'17"W 17.00'(2)
N00°38'17"W 17.00'(3)
N00°38'17"W(R) 15.00'(2)
S60°38'17"E(R)
S59°21'43"W(R)
R=22' Δ=90°00'00" L=34.56'
CB=N45°38'17"W CD=31.11'
R=22' Δ=90°00'00" L=34.56'
CB=N44°21'43"E CD=31.11'
R=22' Δ=02°36'19" L=1.00'
CB=N88°03'34"E CD=1.00'
R=26' Δ=90°00'00" L=40.84'(2)
CB=N44°21'43"E CD=36.77'
R=11' Δ=05°12'57" L=1.00'
CB=N88°01'48"W CD=1.00'
R=22' Δ=30°00'00" L=11.52'(2)
CB=N14°21'43"E CD=11.39'
R=22' Δ=30°00'00" L=11.52'(2)
CB=N15°38'17"W CD=11.39'
R=26' Δ=90°00'00" L=40.84'(2)
CB=N45°38'17"W CD=36.77'
12.5' P.U.E.
27' D.E.
21' 21' 21'



ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE

EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED SHALL BE FITTED WITH A SEWER BACKFLOW PREVENTER VALVE AS APPROVED BY THE CITY OF ROSEVILLLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID DWELLING TO MAINTAIN THE VALVE AND PREVENT DAMAGE FROM OCCURRING THERETO. THE CITY OF ROSEVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR PERFORMANCE OF THE VALVE, AND THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO ANY SUCH DWELLING OR ITS CONTENTS DUE TO FAILURE OF THE VALVE FOR ANY REASON WHATSOEVER.

LEGEND

* DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE OWNER.

FINAL MAP OF SIERRA VISTA VILLAGE KT-4 SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF LOT 3 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS AND THAT CERTAIN "CERTIFICATE OF CORRECTION" RECORDED ON FEBRUARY 20, 2019 IN DOCUMENT NUMBER 2019-0009929, OFFICIAL RECORDS OF PLACER COUNTY, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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R. E. Y. ENGINEERS, Inc.
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905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

AUGUST 2021

SHEET 6 OF 6 7310.020

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.18
File #: 0400-04-12-1
Item ID: 2025-517

Title:	Sierra Vista Village KT5B - Notice of Completion
Contact:	Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

SUMMARY

Staff recommends approval of the Notice of Completion for the Sierra Vista Village KT5B project. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution accepting the public work known as Sierra Vista Village KT5B 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.

BACKGROUND

The Engineering Division has made a final inspection of the above project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications.

FISCAL IMPACT

The actions requested as part of this action have no impact to the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Approval of a Notice of Completion meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Ignacio Vizcarra, Construction Inspector Supervisor

Mike Isom, Development Services Director

ATTACHMENTS:

1. Resolution 25-265
2. Notice of Completion
3. Exhibit A - Location Map
4. Final Map

REVIEWERS:

Ignacio Vizcarra, Development Services Department - Engineering Division	Created/Initiated - 7/16/2025
Marc Stout, Development Services Department - Engineering Division	Approved - 7/18/2025
Mike Isom, Development Services Department	Approved - 7/18/2025
Gretchen Hakala, City Attorney Department	Approved - 7/18/2025
Katrina Six, City Clerk Department	Approved - 7/22/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/23/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/24/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/24/2025
Katrina Six, City Clerk Department	Final Approval - 7/24/2025

RESOLUTION NO. 25-265

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Sierra Vista Village KT5B 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 KT5B is hereby approved and the public work accepted.

2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book FF of Maps, Page 52 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 _____, 2025, 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 Sierra Vista Village KT5B 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 Marques General Engineering.

The surety on said project was _____

Lexon Insurance Company Bond # LICX1195264.

_____

Marc Stout

City Engineer
City of Roseville
Owner

ATTEST:

_____
Carmen Avalos, City Clerk

State of California)
County of Placer)

I, Marc Stout, being first duly sworn, depose and say: I am the City Engineer of the City of Roseville, a municipal corporation in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Roseville. I have read the Notice of Completion and know its contents and the facts stated therein are true.

_____

Marc Stout

City Engineer
City of Roseville

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)

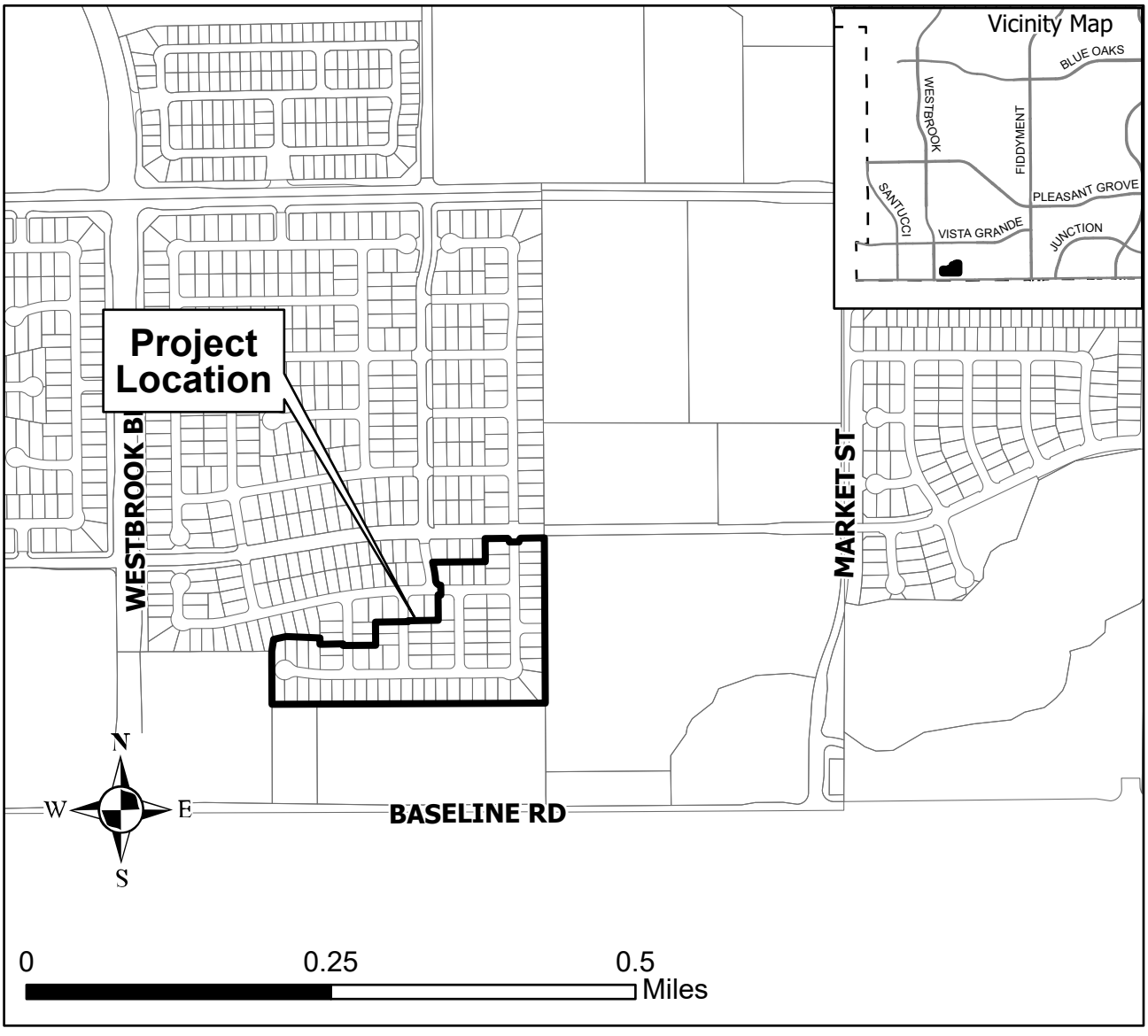
Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20___, Marc Stout proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

EXHIBIT A

City of Roseville
Sierra Vista
KT-5B



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT-5B" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS, ABOVE GROUND APPURTENANCES FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS PASO FINO COURT, BRANDENBURBER DRIVE, OBERLANDER DRIVE, ORLOV WAY, PENTRO WAY, PERSANO WAY AND PINDOS WAY AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT OF WAY (INCLUDING IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS PASO FINO COURT, BRANDENBURBER DRIVE, OBERLANDER DRIVE, ORLOV WAY, PENTRO WAY, PERSANO WAY AND PINDOS WAY.

SIERRA VISTA COMMUNITIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____
NAME: CHRYSANTHY DEMOS
TITLE: PRESIDENT & CEO

BY: _____
NAME: Ron Bertolina
TITLE: Vice President

BY: LENNAR HOMES CALIFORNIA INC., A CALIFORNIA CORPORATION

BY: _____
NAME: LARRY GUALCO
TITLE: VICE PRESIDENT

BY: _____
NAME: Earl Keith
TITLE: VP/Controller

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Placer } SS

ON THE 24 DAY OF February, 2021, BEFORE ME, Monique Reynolds A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, Larry Gualco + Earl Keith, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: Monique Reynolds

PRINTED NAME: Monique Reynolds

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: Placer

MY COMMISSION EXPIRES: Nov. 24, 2024

MY COMMISSION NO.: 2337907

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Sacramento } SS

ON THE 1st DAY OF March, 2021, BEFORE ME, Alim Valiev A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, Chrysanthy Demos & Ron Bertolina, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL: _____

PRINTED NAME: Alim Valiev

MY PRINCIPAL PLACE OF BUSINESS IS THE COUNTY OF: SACRAMENTO

MY COMMISSION EXPIRES: Dec 27, 2023

MY COMMISSION NO.: 2317355

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT-5B" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN DECEMBER 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2022 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R.E.Y. ENGINEERS, INC.

_____
CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2021

DATE: 2/23/21

LICENSED LAND SURVEYOR
CRAIG E. SPIESS
12/31/21
No. 7944
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT-5B" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ DATE: 3/4/21
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2022

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT-5B" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: 3/16/21
TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2021

LICENSED LAND SURVEYOR
TIMOTHY G. BLAIR
Exp. 12-31-21
No. 8278
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT-5B", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE PUBLIC UTILITY EASEMENTS OFFERED HEREON OF DEDICATIONS AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, THE RIGHTS-OF-WAY OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER.

_____
CITY CLERK, CITY OF ROSEVILLE

DATE: 3/10/21 BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS 7th DAY OF APRIL, 2021, AT 3:12 P .M. IN BOOK FF OF MAPS, AT PAGE 52, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF R.E.Y. ENGINEERS, INC.

RYAN RONCO
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

DOCUMENT NO.: 2021-0048524

BY: _____ FEE: $ 95.00
DEPUTY

FINAL MAP OF
SIERRA VISTA
VILLAGE KT-5B
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF THE DESIGNATED REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - VILLAGE KT-5A SUBDIVISION NUMBER PL 17-0305", FILED FOR RECORD ON JULY 21, 2020 IN BOOK FF OF MAPS, AT PAGE 3, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

R. E. Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

APRIL 2021

SHEET 1 OF 5 7310.020

SIERRA VISTA – KT PROPERTIES
LARGE LOT SUBDIVISION
EE MAPS 33

SIERRA VISTA – KT–3B
EE MAPS 100

LOT 3

SIERRA VILLAGE DRIVE

WESTBROOK BOULEVARD

LOT A

OLDEBURG WAY

VISTA PARK DRIVE

SIERRA VISTA – VILLAGE KT–5A
FF MAPS 3

BRANDENBURBER DRIVE

CATALAN COURT

ORLOV WAY

PENTRO WAY

PERSANO WAY

OBERLANDER DRIVE

PINDOS WAY

PASO FINO COURT

N89°44'54"E 570.73'(1)(2)

N00°24'18"W 716.13'(1)(2)
BASIS OF BEARINGS

SIERRA VISTA–CGB
LARGE LOT SUBDIVISION
LOT 5
EE MAPS 56

LOT 4

N00°15'06"W 230.00'(1)(2)

N89°44'54"E 1185.97'(1)(2)

LOT 5

SIERRA VISTA
KV SIERRA VISTA, LLC
LARGE LOT SUBDIVISION
EE MAPS 71

LINE TABLE

#	BEARING	LENGTH
L1(1)	N89°21'43"E	98.10'
L2(1)	N89°21'43"E	42.00'
L3(1)	N89°21'43"E	103.12'
L4(2)	N09°13'46"E	51.69'
L5(2)	N77°14'01"E	55.00'
L6(2)	N87°44'18"W	146.84'
L7(2)	N00°38'17"W	27.07'
L8(2)	N89°21'43"E	100.00'
L9(2)	N00°38'17"W	6.85'
L10(2)	N89°21'43"E	142.00'
L11(2)	N00°38'17"W	100.00'
L12(2)	N89°21'43"E	142.00'
L13(2)	N00°38'17"W	5.00'
L14(2)	N89°21'43"E	130.00'
L15(2)	N00°38'17"W	110.00'
L16(2)	N89°21'43"E	12.38'
L17(2)	N00°38'17"W	42.00'
L18(2)	N12°46'04"W	22.55'
L19(2)	N89°21'43"E	229.02'
L20(2)	N00°38'17"W	100.00'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1(1)	22'	46°39'30"	17.92'	N23°58'02"W	17.42'
C2(1)	22'	46°39'30"	17.92'	N22°41'28"E	17.42'
C3(2)	22'	86°47'27"	33.33'	N47°14'33"W	30.23'
C4(2)	371'	08°55'14"	57.76'	N08°18'27"W	57.70'

BASIS OF BEARINGS:

THE BEARING N 00°24'18" W , AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE EAST BOUNDARY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON NOVEMBER 20, 2019 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:

(1) EE MAPS 33
(2) FF MAPS 3

LEGEND

■	FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 6600"
●	FOUND 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600"
◉	FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
◎	SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
o |	DIMENSION POINT NOTHING FOUND OR SET
BNDY	BOUNDARY
CB	CHORD BEARING
CD	CHORD DISTANCE
(OA)	OVERALL
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
S.F.	SQUARE FEET
( )	DENOTES RECORD INFORMATION
(1)	SHEET NUMBER

NOTES:

1. THE TOTAL AREA OF THIS SUBDIVISION IS 12.15 ACRES +/-, GROSS, CONSISTING OF 71 RESIDENTIAL LOTS.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
3. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHL & ASSOCIATES DATED FEBRUARY 12, 2018; PROJECT NUMBER WKA NO. 11712.02P AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT - ENGINEERING DEPARTMENT FILE #308-876.
4. ALL FRONT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 7944" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED.
5. ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 7944", WHERE REAR CORNER FALLS WITHIN A MASONRY RETAINING WALL, MASONRY SOUND WALL OR CONCRETE FOOTING, A 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 7944" WILL BE SET ON THE SIDE LOT LINE 4.00 FOOT OFFSET TO THE REAR CORNER OR A BRASS TAG STAMPED "LS 7944" WILL BE SET WITH EPOXY TO THE FACE WALL 2.00 FOOT ABOVE GROUND OR ON TOP OF WALL WHERE AS OFFSET MONUMENT CANNOT BE SET.
6. COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED AS DOCUMENT NO. 2020-0042952 OFFICIAL RECORDS OF PLACER COUNTY.

N

0 50' 100' 200'
SCALE IN FEET

FINAL MAP OF
SIERRA VISTA
VILLAGE KT-5B
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF THE DESIGNATED REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - VILLAGE KT-5A SUBDIVISION NUMBER PL 17-0305", FILED FOR RECORD ON JULY 21, 2020 IN BOOK FF OF MAPS, AT PAGE 3, PLACER COUNTY RECORDS, SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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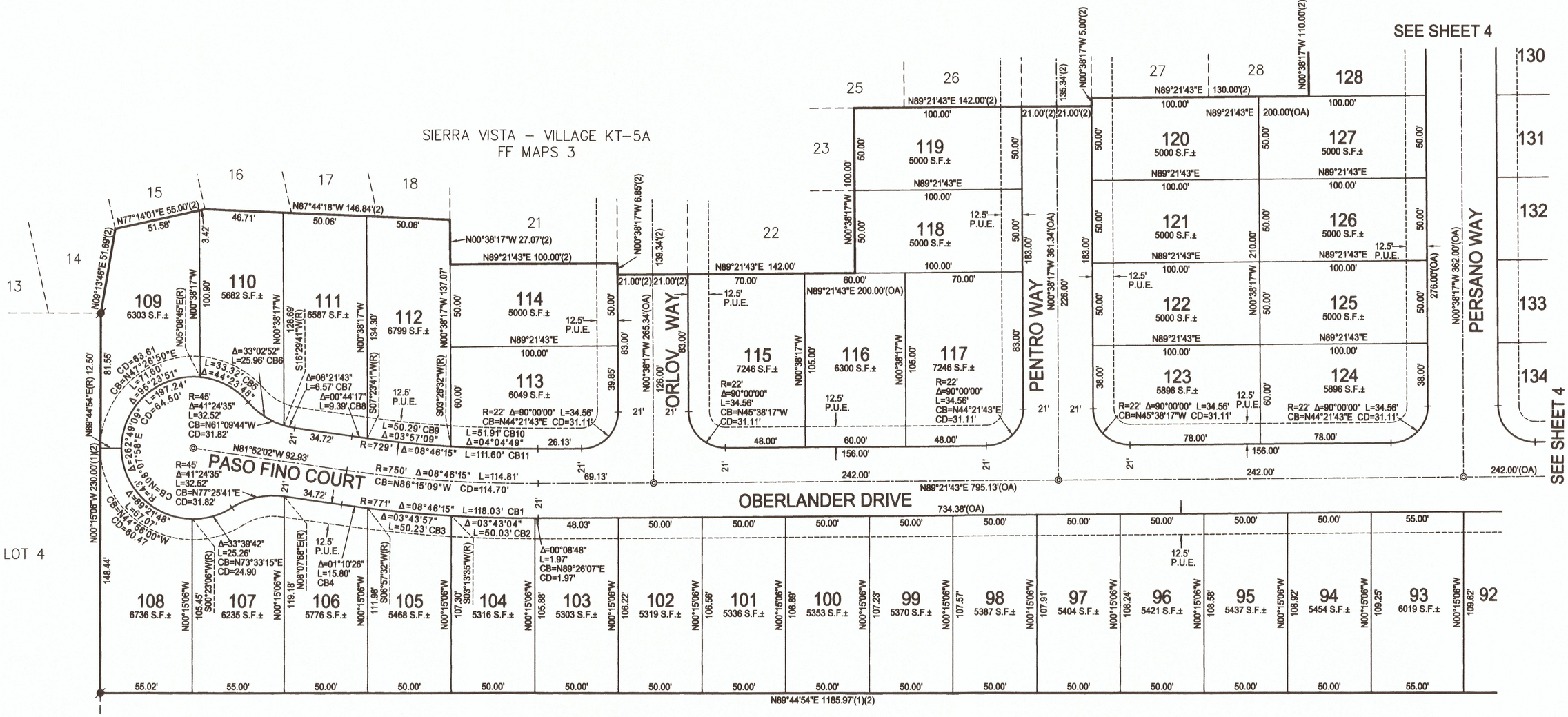
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

APRIL 2021

SHEET 2 OF 5

7310.020



CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
CB1	N86°15'09"W	117.91'
CB2	N88°37'57"W	50.02'
CB3	N84°54'26"W	50.22'
CB4	N82°27'15"W	15.80'
CB5	N62°39'21"W	32.49'
CB6	N56°58'53"W	25.60'
CB7	N77°41'10"W	6.56'
CB8	N82°14'10"W	9.39'
CB9	N84°34'54"W	50.28'
CB10	N88°35'53"W	51.90'
CB11	N86°15'09"W	111.49'

SIERRA VISTA
KV SIERRA VISTA, LLC
LARGE LOT SUBDIVISION
EE MAPS 71

FINAL MAP OF SIERRA VISTA

VILLAGE KT-5B

SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF THE DESIGNATED REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - VILLAGE KT-5A SUBDIVISION NUMBER PL 17-0305", FILED FOR RECORD ON JULY 21, 2020 IN BOOK FF OF MAPS, AT PAGE 3, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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0 20' 40' 80'
SCALE IN FEET

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APRIL 2021

SHEET 3 OF 5 7310.020

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

SIERRA VISTA – KT–3B
EE MAPS 100

SIERRA VISTA – VILLAGE KT–5A
FF MAPS 3

SIERRA VISTA
KV SIERRA VISTA, LLC
LARGE LOT SUBDIVISION
LOT 5
EE MAPS 71

SIERRA VISTA – CGB, LARGE LOT SUBDIVISION
LOT 5, EE MAPS 56

N00°24'18"W(1) 716.13'(2)(BNDY)

OBERLANDER DRIVE

PINDOS WAY

BRANDENBURBER DRIVE

PERSANO WAY

OBERLANDER DRIVE

77 6560 S.F.± | 78 5484 S.F.± | 79 5474 S.F.± | 80 5464 S.F.± | 81 5453 S.F.± | 82 5443 S.F.± | 83 6415 S.F.± | 84 6417 S.F.± | 85 5400 S.F.± | 86 5588 S.F.± | 87 10560 S.F.± | 88 8904 S.F.± | 89 5897 S.F.± | 90 6080 S.F.± | 91 6060 S.F.± | 92 6040 S.F.± | 93

76 7316 S.F.± | 75 6300 S.F.± | 74 7246 S.F.± | 73 5000 S.F.± | 72 5000 S.F.± | 71 5500 S.F.± | 70 6454 S.F.± | 69 | 68 | 67 | 66

140 5896 S.F.± | 139 5000 S.F.± | 138 5000 S.F.± | 137 5000 S.F.± | 136 5000 S.F.± | 135 5896 S.F.± | 129 5896 S.F.± | 130 5000 S.F.± | 131 5000 S.F.± | 132 5000 S.F.± | 133 5000 S.F.± | 134 5896 S.F.± | 128 7596 S.F.± | 127 | 126 | 125 | 124 | 28

SEE SHEET 3

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	350'	09°08'32"	55.85'	N08°11'48"W	55.79'(2)
C2	350'	12°07'47"	74.10'	N06°42'10"W	73.96'(2)
C3	371'	08°55'14"	57.76'	N08°18'27"W	57.70'(2)
C4	32'	28°14'33"	15.77'	N14°45'34"W	15.61'
C5	32'	28°14'33"	15.77'	N76°31'00"W	15.61'

0 20' 40' 80'
SCALE IN FEET

FINAL MAP OF SIERRA VISTA
VILLAGE KT-5B
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF THE DESIGNATED REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - VILLAGE KT-5A SUBDIVISION NUMBER PL 17-0305", FILED FOR RECORD ON JULY 21, 2020 IN BOOK FF OF MAPS, AT PAGE 3, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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APRIL 2021

SHEET 4 OF 5 7310.020

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

SIERRA VISTA – KT PROPERTIES
LARGE LOT SUBDIVISION
EE MAPS 33

SIERRA VISTA – KT–3B
EE MAPS 100

LOT 3

SIERRA VILLAGE DRIVE

SIERRA VISTA – VILLAGE KT–5A
FF MAPS 3

WESTBROOK BOULEVARD

LOT A

OLDEBURG WAY

VISTA PARK DRIVE

OBERLANDER DRIVE

BRANDENBURBER DRIVE

CATALAN COURT

ORLOV WAY

PENTRO WAY

PERSANO WAY

PINDOS WAY

PASO FINO COURT

OBERLANDER DRIVE

SIERRA VISTA–CGB
LARGE LOT SUBDIVISION
LOT 5
EE MAPS 56

LOT 4

LOT 5

SIERRA VISTA
KV SIERRA VISTA, LLC
LARGE LOT SUBDIVISION
EE MAPS 71

N

0 50' 100' 200'
SCALE IN FEET

ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE

EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED SHALL BE FITTED WITH A SEWER BACKFLOW PREVENTER VALVE AS APPROVED BY THE CITY OF ROSEVILLLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID DWELLING TO MAINTAIN THE VALVE AND PREVENT DAMAGE FROM OCCURRING THERETO. THE CITY OF ROSEVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR PERFORMANCE OF THE VALVE, AND THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO ANY SUCH DWELLING OR ITS CONTENTS DUE TO FAILURE OF THE VALVE FOR ANY REASON WHATSOEVER.

LEGEND

* DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE OWNER.

FINAL MAP OF SIERRA VISTA
VILLAGE KT-5B
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF THE DESIGNATED REMAINDER LOT AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - VILLAGE KT-5A SUBDIVISION NUMBER PL 17-0305", FILED FOR RECORD ON JULY 21, 2020 IN BOOK FF OF MAPS, AT PAGE 3, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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APRIL 2021

SHEET 5 OF 5 7310.020

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.19
File #: 0400-04-12-1
Item ID: 2025-518

Title:	Sierra Vista Village KT2B - Notice of Completion
Contact:	Ignacio Vizcarra 916-774-5578 ivizcarra@roseville.ca.us

SUMMARY

Staff recommends approval of the Notice of Completion for the Sierra Vista Village KT2B. The Engineering Division has made final inspection of the project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution accepting the public work known as Sierra Vista Village KT2B 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.

BACKGROUND

The Engineering Division has made a final inspection of the above project and has found the roadway infrastructure work complete in accordance with the improvement plans and City specifications.

FISCAL IMPACT

The actions requested as part of this action have no impact to the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Approval of a Notice of Completion meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Ignacio Vizcarra, Construction Inspector Supervisor

Mike Isom, Development Services Director

ATTACHMENTS:

1. Resolution 25-266
2. Notice of Completion
3. Exhibit A - Vicinity Map
4. Final Map

REVIEWERS:

Ignacio Vizcarra, Development Services Department - Engineering Division	Created/Initiated - 7/16/2025
Marc Stout, Development Services Department - Engineering Division	Approved - 7/18/2025
Mike Isom, Development Services Department	Approved - 7/18/2025
Gretchen Hakala, City Attorney Department	Approved - 7/18/2025
Katrina Six, City Clerk Department	Approved - 7/22/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/23/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/24/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/24/2025
Katrina Six, City Clerk Department	Final Approval - 7/24/2025

RESOLUTION NO. 25-266

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Sierra Vista Village KT2B 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 KT2B is hereby approved and the public work accepted.

2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book FF of Maps, Page 51 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 _____, 2025, 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 Sierra Vista Village KT2-B 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 Marques General Engineering.

The surety on said project was _____

Lexon Insurance Company Bond # LICX1195265.

_____

Marc Stout

City Engineer
City of Roseville
Owner

ATTEST:

_____
Carmen Avalos, City Clerk

State of California)
County of Placer)

I, Marc Stout, being first duly sworn, depose and say: I am the City Engineer of the City of Roseville, a municipal corporation in the State of California, owner of the property described in the above Notice. I am duly authorized to make this verification for and on behalf of the City of Roseville. I have read the Notice of Completion and know its contents and the facts stated therein are true.

_____

Marc Stout

City Engineer
City of Roseville

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Placer)

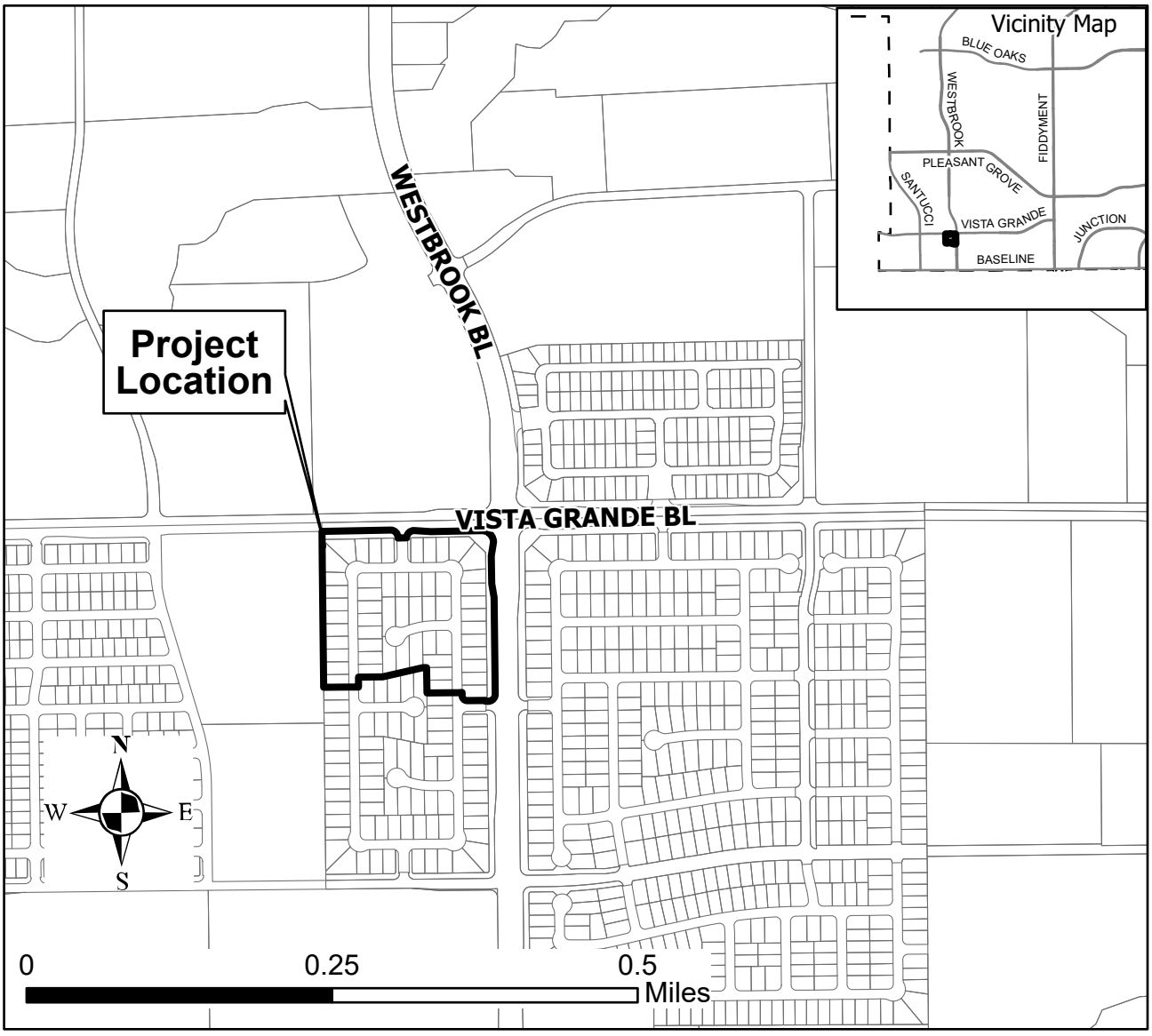
Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20___, Marc Stout proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Place Notary Seal and/or Stamp Above *Signature of Notary Public*

EXHIBIT A

City of Roseville
Sierra Vista
KT-2B



FINAL MAP OF SIERRA VISTA-KT-2B

SUBDIVISION NUMBER PL13-0096

BEING ALL OF THE DESIGNATED REMAINDER LOT AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT-2A" FILED FOR RECORD IN BOOK FF OF MAPS, AT PAGE 02, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

msa a cbg company
ROSEVILLE • (916) 788-4456
WWW.MSA-CBG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

APRIL 2021

SHEET 1 OF 6

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA-KT-2B" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENT FOR PUBLIC PURPOSES:

(A) PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS 'A' AND 'B', THE STREETS SHOWN HEREON AS BANDORI WAY, FANDANGO LOOP AND RUMBA COURT AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS IRREVOCABLY DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT OF WAY (INCLUDING ALL IMPROVEMENTS THEREON) LOTS 'A' AND 'B' AND THE STREETS SHOWN HEREON AS BANDORI WAY, FANDANGO LOOP AND RUMBA COURT

SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____
NAME: Chrysanthy Demos
ITS: President ; CEO

BY: _____
NAME: Ron Bertolina
ITS: Vice President

BY: LENNAR HOMES OF CALIFORNIA INC, A CALIFORNIA CORPORATION

BY: _____
NAME: Larry Gualco
ITS: Vice Pres.

BY: _____
NAME: Earl Keith
ITS: V.P. / Controller

RECORDER'S STATEMENT

FILED THIS 7th DAY OF APRIL, 2021 AT 2:42 P.M. IN BOOK FF OF MAPS, AT PAGE 51, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MSA ENGINEERING, INC.

RYAN BONCO
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

DOCUMENT NO.: 2021-0048522

BY: _____ DEPUTY

FEE $ 98.00

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)
) SS
COUNTY OF _____)

ON _____ BEFORE ME,

_____ ; A NOTARY PUBLIC, PERSONALLY

APPEARED _____ WHO PROVED TO ME ON

THE BASIS OF

SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: _____

NOTARY PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

MY NOTARY COMMISSION NO. _____

MY COMMISSION EXPIRES ON: _____

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California)
) SS
COUNTY OF Placer)

ON February 24, 2021 BEFORE ME,

Monique Reynolds ; A NOTARY PUBLIC, PERSONALLY

APPEARED Larry Gualco + Earl Keith WHO PROVED TO ME ON

THE BASIS OF

SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: Monique Reynolds

NOTARY PRINTED NAME: Monique Reynolds

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY.

MY NOTARY COMMISSION NO. 2337907

MY COMMISSION EXPIRES ON: Nov. 24, 2024

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
) SS
COUNTY OF SACRAMENTO)

ON MARCH 1, 2021 BEFORE ME,

Alim Valiev ; A NOTARY PUBLIC, PERSONALLY

APPEARED Chrysanthy Demos & Ron Beetolina WHO PROVED TO ME ON

THE BASIS OF

SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: _____

NOTARY PRINTED NAME: Alim Valiev

MY PRINCIPAL PLACE OF BUSINESS IS SACRAMENTO COUNTY.

MY NOTARY COMMISSION NO. 2317355

MY COMMISSION EXPIRES ON: Dec. 27, 2023

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)
) SS
COUNTY OF _____)

ON _____ BEFORE ME,

_____ ; A NOTARY PUBLIC, PERSONALLY

APPEARED _____ WHO PROVED TO ME ON

THE BASIS OF

SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: _____

NOTARY PRINTED NAME: _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY.

MY NOTARY COMMISSION NO. _____

MY COMMISSION EXPIRES ON: _____

FINAL MAP OF SIERRA VISTA-KT-2B

SUBDIVISION NUMBER PL13-0096

BEING ALL OF THE DESIGNATED REMAINDER LOT AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT-2A" FILED FOR RECORD IN BOOK FF OF MAPS, AT PAGE 02, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

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APRIL 2021

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA-KT-2B" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SIERRA VISTA COMMUNITIES, LLC ON DECEMBER 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2021, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Adam L. Forth

ADAM L. FORTH LS 9570
EXPIRATION DATE: 03-31-22

MARCH 3, 2021
DATE

LICENSED LAND SURVEYOR
ADAM L. FORTH
L 9570
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA-KT-2B" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS OFFERED HEREON FOR DEDICATION AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, LOTS 'A' AND 'B' AND THE RIGHTS OF WAYS OFFERED HEREON FOR DEDICATION.

Sonia Orozco
CITY CLERK, CITY OF ROSEVILLE

3/18/21
DATE

BY: _____
ASSISTANT CITY CLERK

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA-KT-2B" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISION OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

* State of California

Marc Stout
MARC STOUT R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2022

3/12/21
DATE

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP OF "SIERRA VISTA-KT-2B" IS TECHNICALLY CORRECT.

FOR MARC STOUT CITY ENGINEER, CITY OF ROSEVILLE

Timothy G. Blair
TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2021

3/16/21
DATE

LICENSED LAND SURVEYOR
TIMOTHY G. BLAIR
No. 8278
Exp. 12-31-21
STATE OF CALIFORNIA

FINAL MAP OF SIERRA VISTA-KT-2B

SUBDIVISION NUMBER PL13-0096

BEING ALL OF THE DESIGNATED REMAINDER LOT AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT-2A" FILED FOR RECORD IN BOOK FF OF MAPS, AT PAGE 02, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

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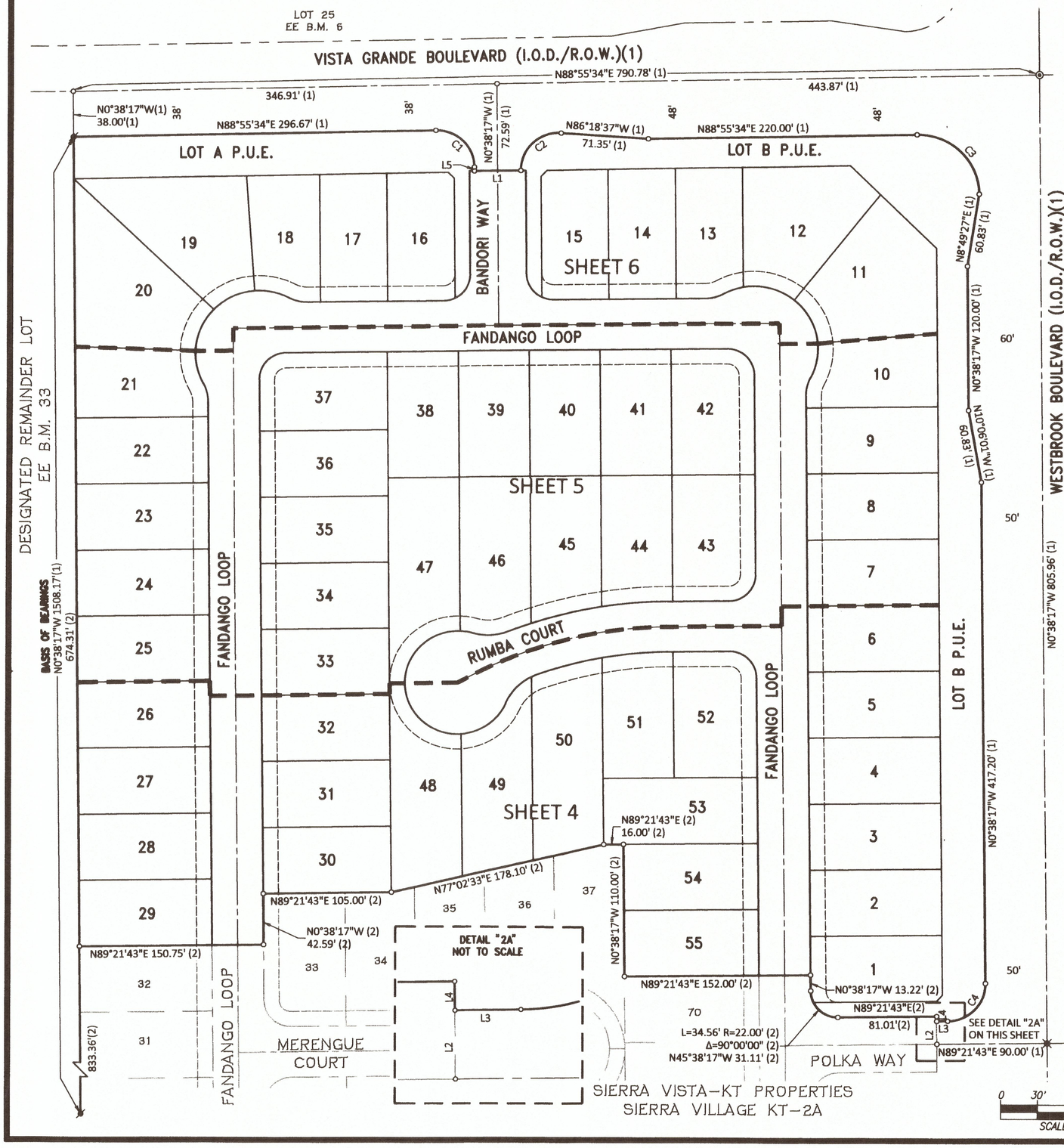
SCALE: 1" = 60' APRIL 2021



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE WESTERLY LINE OF LOT 5 AS SHOWN IN BOOK EE OF MAPS, PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY AND ESTABLISHED BY THE MONUMENTS SHOWN HEREON. THE BEARING IS N0°38'17"W.

LEGEND

- ◉ ...MONUMENT TO BE SET PER THAT FINAL MAP OF "SIERRA VISTA-FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL 15-0192" RECORDED IN BOOK EE OF MAPS, AT PAGE 6, OFFICIAL RECORDS OF PLACER COUNTY
- ⌀ ...5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600" TO BE SET PER THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY
- ⊠ ...COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 6600" TO BE SET PER THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY
- ⌀ ...SET 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 9570"
- ⊙ ...SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 9570"
- ○ ...DIMENSION POINT
- B.M. ...BOOK OF MAPS
- (R) ...RADIAL
- (OA) ...OVERALL
- P.U.E. ...PUBLIC UTILITY EASEMENT

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	48.93' (1)	31.00' (1)	90°26'09" (1)	N45°51'21"W (1)	44.01' (1)
C2	51.04' (1)	31.00' (1)	94°19'40" (1)	N46°31'33"E (1)	45.46' (1)
C3	78.92' (1)	50.00' (1)	90°26'09" (1)	N45°51'21"W (1)	70.98' (1)
C4	48.69' (1)	31.00' (1)	90°00'00" (1)	N44°21'43"E (1)	43.84' (1)

REFERENCES

(1) PER BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY
(2) PER BOOK FF OF MAPS, AT PAGE 02, OFFICIAL RECORDS OF PLACER COUNTY

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°21'43"E (1)	38.00' (1)
L2	N0°38'17"W (1)(2)	19.00' (1)(2)
L3	N89°21'43"E (1)(2)	9.00' (1)(2)
L4	N0°38'17"W (2)	4.00' (2)
L5	N0°38'17"W (1)	3.21' (1)

NOTES

1. ALL CURVES DIMENSIONED WITH LENGTH, RADIUS, DELTA, CHORD BEARING AND CHORD DISTANCE.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING, THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "SIERRA VISTA - KT-2B" SUBDIVISION IS 11.277± AC. GROSS, CONSISTING OF 55 RESIDENTIAL DEVELOPMENT LOTS AND 2 LANDSCAPE LOTS.
5. ALL REAR LOT CORNERS WILL BE SET WITH A 5/8" REBAR WITH A PLASTIC PLUG STAMPED "LS 9570", WHERE MONUMENTS FALL ADJACENT TO A RETAINING WALL, SOUNDWALL OR CONCRETE FOOTING A 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 9570" WILL BE SET ON THE SIDE LOT LINE 2.00' OFFSET TO THE REAR LOT CORNER.
6. A 1-5/32" BRASS DISK STAMPED "LS 9570" WILL BE SET IN THE SIDEWALK ON THE PROJECTION OF THE SIDE LOT LINES 1.00 FOOT FROM THE FRONT PROPERTY CORNER.
7. A SOUNDWALL IS ADJACENT TO LOTS: 1 THROUGH 19, LOT 'A' AND LOT 'B'.
8. A GEOTECHNICAL ENGINEERING REPORT ENTITLED "SIERRA VISTA RESIDENTIAL DEVELOPMENT" WAS PREPARED BY WALLACE KUHL & ASSOCIATES, WKA NO. 11712.01, DATED JANUARY 10, 2018. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ROSEVILLE ENGINEERING DEPARTMENT, FILE NO. 308-879 .
9. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R'S) ARE RECORDED ~~CONCURRENTLY~~ IN DOCUMENT NO.: 2020-0042952

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C11	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'
C12 (OA)	109.08'	329.00'	18°59'50"	N79°51'48"E	108.59'
C13 (OA)	36.54'	45.00'	46°31'14"	N47°06'16"E	35.54'
C14 (OA)	196.96'	43.00'	262°26'17"	N24°56'12"W	64.69'
C15	29.53'	45.00'	37°36'09"	N87°28'52"E	29.01'
C16 (OA)	133.92'	371.00'	20°40'56"	N79°01'15"E	133.19'
C17	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C18	24.73'	22.00'	64°25'01"	N58°25'46"W	23.45'
C19	9.82'	22.00'	25°34'59"	N13°25'46"W	9.74'
C20	54.28'	329.00'	9°27'12"	N84°38'07"E	54.22'

CURVE TABLE					
C21	54.80'	329.00'	9°32'39"	N75°08'12"E	54.74'
C22	5.35'	45.00'	6°48'22"	N66°57'42"E	5.34'
C23	31.19'	45.00'	39°42'51"	N43°42'05"E	30.57'
C24	46.67'	43.00'	62°11'05"	N54°56'12"E	44.41'
C25	70.05'	43.00'	93°19'59"	N47°18'16"W	62.55'

LINE TABLE		
LINE #	BEARING	DISTANCE
L2	N0°38'17"W (1)(2)	19.00' (1)(2)
L3	N89°21'43"E (1)(2)	9.00' (1)(2)
L4	N0°38'17"W (2)	4.00' (2)
L11	N89°21'43"E (R)	12.50'

FINAL MAP OF SIERRA VISTA-KT-2B

SUBDIVISION NUMBER PL13-0096

BEING ALL OF THE DESIGNATED REMAINDER LOT AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT-2A" FILED FOR RECORD IN BOOK FF OF MAPS, AT PAGE 02, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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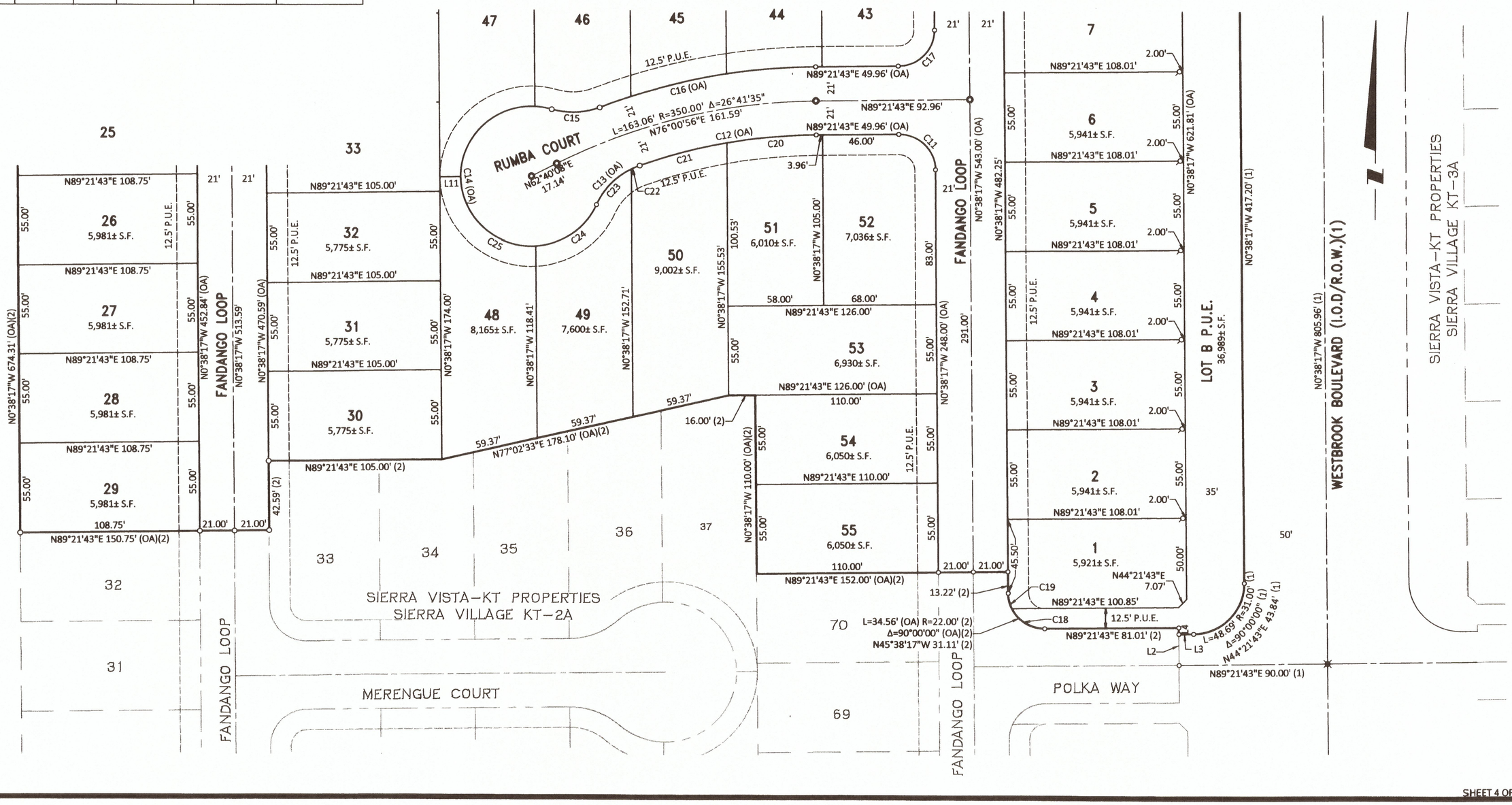
SCALE: 1" = 40' APRIL 2021

SEE SHEET 3 FOR NOTES AND LEGEND

0 20' 40' 80'
SCALE: 1" = 40'

SEE SHEET 5



FINAL MAP OF SIERRA VISTA-KT-2B

SUBDIVISION NUMBER PL13-0096

BEING ALL OF THE DESIGNATED REMAINDER LOT AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT-2A" FILED FOR RECORD IN BOOK FF OF MAPS, AT PAGE 02, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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SCALE: 1" = 40' APRIL 2021

SEE SHEET 3 FOR NOTES AND LEGEND

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C11	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'
C12 (OA)	109.08'	329.00'	18°59'50"	N79°51'48"E	108.59'
C13 (OA)	36.54'	45.00'	46°31'14"	N47°06'16"E	35.54'
C14 (OA)	196.96'	43.00'	262°26'17"	N24°56'12"W	64.69'
C15	29.53'	45.00'	37°36'09"	N87°28'52"E	29.01'
C16 (OA)	133.92'	371.00'	20°40'56"	N79°01'15"E	133.19'
C17	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C26	70.05'	43.00'	93°19'59"	N46°01'43"E	62.55'

LINE TABLE		
LINE #	BEARING	DISTANCE
L11	N89°21'43"E (R)	12.50'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C27	10.20'	43.00'	13°35'15"	N80°30'41"W	10.17'
C28	20.11'	371.00'	3°06'19"	N70°13'57"E	20.11'
C29	59.58'	371.00'	9°12'07"	N76°23'10"E	59.52'
C30	54.23'	371.00'	8°22'30"	N85°10'28"E	54.18'
C41	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'
C42	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C43	15.77'	32.00'	28°14'33"	N14°45'34"W	15.61'
C44 (OA)	132.95'	52.00'	146°29'06"	N44°21'43"E	99.58'
C45	15.77'	32.00'	28°14'33"	N76°31'00"W	15.61'
C46 (OA)	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C47 (OA)	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'
C48	15.77'	32.00'	28°14'33"	N75°14'26"E	15.61'

0 20' 40' 80'
SCALE: 1" = 40'

SEE SHEET 6

BANDORI WAY
FANDANGO LOOP
RUMBA COURT
DESIGNATED REMAINDER LOT
EE B.M. 33
LOT B P.U.E.
36,989± S.F.
WESTBROOK BOULEVARD (I.O.D./R.O.W.)(1)
SIERRA VISTA-KT PROPERTIES
SIERRA VILLAGE KT-3A

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C49 (OA)	132.95'	52.00'	146°29'06"	N45°38'17"W	99.58'
C50	15.77'	32.00'	28°14'33"	N13°29'00"E	15.61'
C51	28.04'	52.00'	30°53'45"	N13°25'57"W	27.70'
C52	29.56'	52.00'	32°33'55"	N11°19'19"E	29.16'

SEE SHEET 4

FINAL MAP OF SIERRA VISTA-KT-2B

SUBDIVISION NUMBER PL13-0096

BEING ALL OF THE DESIGNATED REMAINDER LOT AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT-2A" FILED FOR RECORD IN BOOK FF OF MAPS, AT PAGE 02, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

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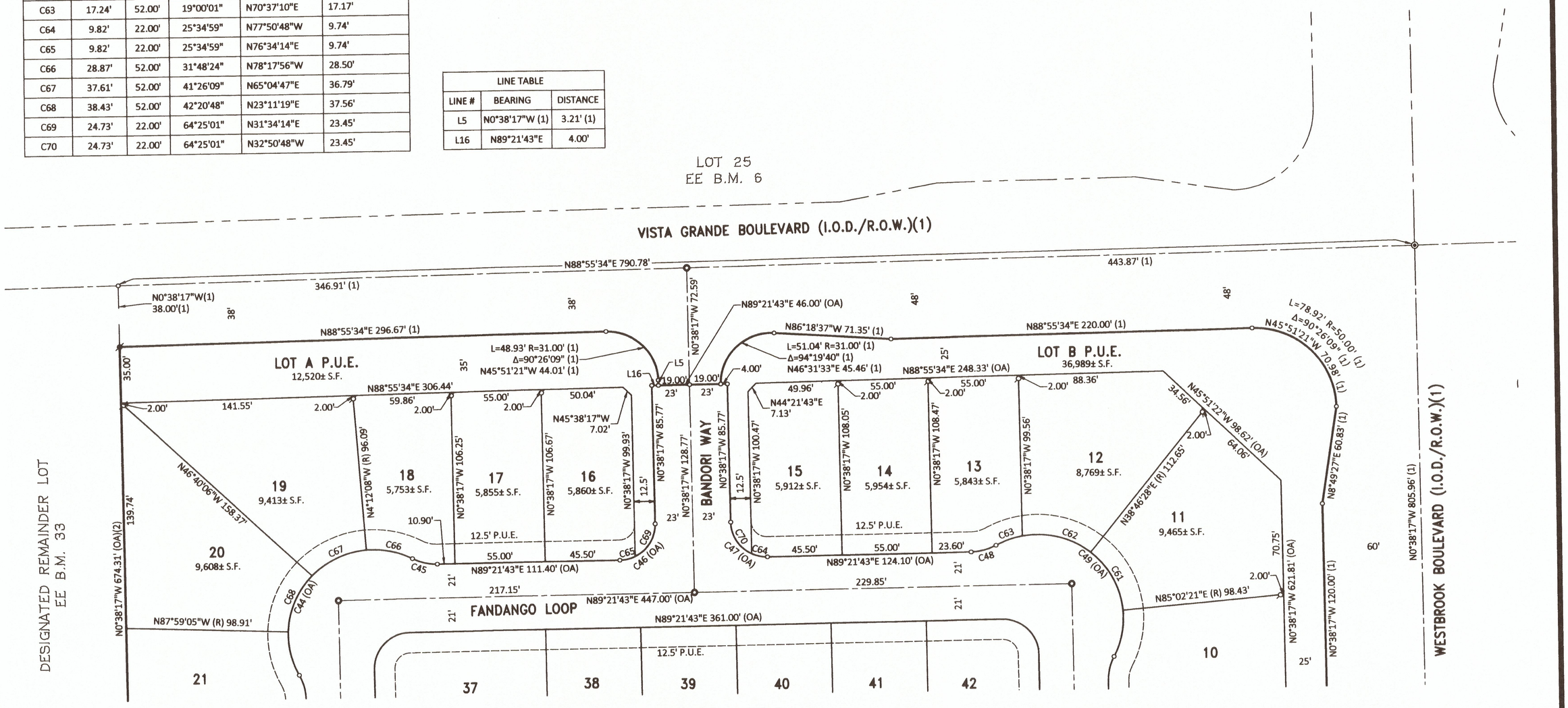
SCALE: 1" = 40' APRIL 2021

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C44 (OA)	132.95'	52.00'	146°29'06"	N44°21'43"E	99.58'
C45	15.77'	32.00'	28°14'33"	N76°31'00"W	15.61'
C46 (OA)	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C47 (OA)	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'
C48	15.77'	32.00'	28°14'33"	N75°14'26"E	15.61'
C49 (OA)	132.95'	52.00'	146°29'06"	N45°38'17"W	99.58'
C61	41.99'	52.00'	46°15'53"	N28°05'35"W	40.86'
C62	44.16'	52.00'	48°39'17"	N75°33'11"W	42.84'
C63	17.24'	52.00'	19°00'01"	N70°37'10"E	17.17'
C64	9.82'	22.00'	25°34'59"	N77°50'48"W	9.74'
C65	9.82'	22.00'	25°34'59"	N76°34'14"E	9.74'
C66	28.87'	52.00'	31°48'24"	N78°17'56"W	28.50'
C67	37.61'	52.00'	41°26'09"	N65°04'47"E	36.79'
C68	38.43'	52.00'	42°20'48"	N23°11'19"E	37.56'
C69	24.73'	22.00'	64°25'01"	N31°34'14"E	23.45'
C70	24.73'	22.00'	64°25'01"	N32°50'48"W	23.45'

LINE TABLE		
LINE #	BEARING	DISTANCE
L5	N0°38'17"W (1)	3.21' (1)
L16	N89°21'43"E	4.00'

0 20' 40' 80'
SCALE: 1" = 40'

SEE SHEET 3 FOR NOTES AND LEGEND



City Council Communication

Meeting Date: 8/6/2025
Item #: VI.20
File #: 0323 7 & 0201-01
Item ID: 2025-515

Title:	Sutter Roseville Medical Center Neighborhood Policing - Grant Agreement Amendment and Budget Adjustment
Contact:	Mark Peinado 916-774-5021 mcpeinado@roseville.ca.us

SUMMARY

Staff recommends approval of an amendment to the Sutter Roseville Medical Center (SRMC) Neighborhood Policing Grant Award to provide a dedicated beat that includes the SRMC campus, and approve a budget adjustment for the reduction of $539,383 to the project revenue and labor budget.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute an amendment to the Sutter Roseville Medical Center (SRMC) Neighorbood Policing Grant Award.

Staff also recommends that the City Council adopt an ordinance to approve a budget adjustment for the reduction of $539,383 to the project revenue and labor budget of the Neighborhood Policing Grant Agreement SRMC Project.

BACKGROUND

In October 2023, City Council approved the second Sutter Roseville Medical Center (SRMC) Neighborhood Policing Grant Agreement, a two-year agreement with a program start date of February 13, 2023. The attached Amendment will extend the SRMC Neighborhood Policing Program up to February 12, 2026. The extension to this grant award will continue to provide a dedicated beat that includes the SRMC campus, resulting in a dedicated police officer presence on the SRMC campus from 7:00 a.m. to 2:00 a.m., seven days a week. The officer is still able to serve citywide, but this grant allows for better allocation of Patrol resources.

FISCAL IMPACT

The initial agreement with Sutter Roseville Medical Center (SRMC) was approved for a contract period of February 13, 2023, through February 12, 2025. The budget for the initial agreement was $1,585,917 to cover costs for up to four Police Officers. During this contracted period, SRMC and the Police Department agreed to staff two Police Officers at SRMC and will continue with staffing two Police Officers up to the award's new end date of February 12, 2026. The recommended budget adjustment will reduce the revenue and expenditure budgets within the Neighborhood Policing Grant Agreement SRMC Project to match with the projected cost of staffing two Officers at SRMC for the period of February 13, 2023, through February 12, 2026.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not

subject to CEQA. (CEQA Guidelines §15061(b)(3)).

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

1. Ensure a safe and healthy community

Respectfully Submitted,
Mark Peinado, Management Analyst

Troy Bergstrom, Police Chief

ATTACHMENTS:

1. Resolution 25-270
2. Neighborhood Policing Grant Award Agreement - First Amendment
3. Ordinance 6978

REVIEWERS:

Mark Peinado, Police Department	Created/Initiated - 7/16/2025
Liz Luevano, Police Department	Approved - 7/16/2025
Troy Bergstrom, Police Department	Approved - 7/16/2025
Gretchen Hakala, City Attorney Department	Approved - 7/23/2025
Katrina Six, City Clerk Department	Approved - 7/23/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/25/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/25/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/25/2025
Katrina Six, City Clerk Department	Final Approval - 7/25/2025

RESOLUTION NO. 25-270

APPROVING A FIRST AMENDMENT TO NEIGHBORHOOD POLICING GRANT AWARD AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND SUTTER VALLEY HOSPITALS DBA SUTTER ROSEVILLE MEDICAL CENTER, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a first amendment to the Neighborhood Policing Grant Award Agreement, by and between the City of Roseville and Sutter Valley Hospitals dba Sutter Roseville Medical Center, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said first amendment is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

FIRST AMENDMENT TO NEIGHBORHOOD POLICING GRANT AWARD AGREEMENT BETWEEN SUTTER ROSEVILLE MEDICAL CENTER AND THE ROSEVILLE POLICE DEPARTMENT

This First Amendment (the "First Amendment") to the Neighborhood Policing Grant Award Agreement entered into effective February 13, 2023 (the "Agreement") between Sutter Valley Hospitals, a California nonprofit public benefit corporation doing business as **Sutter Roseville Medical Center** ("Hospital") and the **Roseville Police Department** ("RPD"), is entered into as of February 13, 2025 (the "Effective Date").

RECITALS

A. Hospital and RPD entered into the Agreement (attached hereto as Attachment A) pursuant to which RPD provides neighborhood policing services and police officer presence in and around Hospital's campus.

B. The Agreement expires by its terms on February 12, 2025.

C. The parties wish to amend the Agreement to set forth updated staffing labor rates payable by SRMC to RPD, and to extend the Agreement for an additional one-year term.

AGREEMENTS

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree to amend the Agreement as follows:

1. **Definitions**. Capitalized terms not defined in this First Amendment shall have the meaning set forth in the Agreement.

2. **Amendments**

   a. Staffing Labor Rates. The table set forth immediately below is hereby added to Section 4.2, and SRMC shall pay the rates set forth therein from and after the Effective Date of this First Amendment.

2025 RPD Staffing Labor Rates						
Position	Regular Bill Rate	Overtime Bill Rate	FTE	Weekly Hours	Annual Hours	Annual Cost
RPD - Police Officer	$99.19	$86.60	1.0	40	2,080	$206,315.20

3. **Extension**. The term of the Agreement shall be extended for (1) year through February 12, 2026, or until the date the parties enter into a replacement agreement, whichever is earlier, subject to earlier termination as set forth in the Agreement.

4. **No Other Changes**. Except as set forth in this First Amendment, no other modifications are being made to the Agreement, and the Agreement shall remain in full force and effect.

5. **Counterparts**. This First Amendment may be executed in multiple counterparts, and counterpart signature pages may be assembled to form a single, fully executed document. A photocopy (or facsimile, scanned copy, or electronic copy with electronic signatures) of the executed First Amendment may be used as if it were the original First Amendment.

6. **Master List**. This First Amendment shall be entered into the Sutter Health contract management system, which shall constitute a master list for purposes of 42 CFR § 411.357(d)(ii).

7. **Execution**. By their signatures below, each of the following represent that they have authority to execute this First Amendment and to bind the party on whose behalf their execution is made.

SUTTER VALLEY HOSPITALS, a California nonprofit public benefit corporation doing business as **SUTTER ROSEVILLE MEDICAL CENTER**

By: Tamara Powers
Name: Tamara Powers
Title: CEO, Sutter Roseville Medical Center

CITY OF ROSEVILLE

By:_____
Name: Dominick Casey
Title: City Manager

APPROVED AS TO SUBSTANCE:

By: T Bergstrom
Name: Troy Bergstrom
Title: Chief of Police

APPROVED AS TO FORM

By:_____
Name: Michelle Sheidenberger
Title: City Attorney

ATTEST:

By:_____
Name: Carmen Avolos
Title: City Clerk

DocuSign Envelope ID: 14750A93-AF57-40A6-A779-659FD035BE54

Sutter Health
Sutter Roseville Medical Center

NEIGHBORHOOD POLICING GRANT AWARD AGREEMENT

Sutter Valley Hospitals, a California nonprofit public benefit corporation d/b/a Sutter Roseville Medical Center ("Hospital") is pleased to announce the annual grant award of up to $802,443.20 ("Grant") to the Roseville Police Department ("RPD") for the purpose of implementing a neighborhood policing program including police officer presence and patrol as further described herein. Hospital's actual payments to RPD will vary with officer staffing levels provided by RPD, as further set forth in Section 4.1. Hospital and RPD agree that this Grant will be subject to the following terms and conditions ("Agreement").

The Goal of the Program:

The goal of the program is to develop a comprehensive neighborhood policing program within the area encompassed below, including police officer presence and patrol within Hospital's Sutter Roseville Medical Center Campus located on Medical Plaza Drive (the "Facility"), with an emphasis in/at the Emergency Department located at 1 Medical Plaza Drive.



Objectives of the Program:

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A. Using a Community Oriented Policing philosophy, RPD will provide law enforcement resources at Hospital's Facility, including police officer presence and patrol within Facility and surrounding area, primarily in its emergency department including the following:

1. RPD will provide training seminars, as requested by Hospital and mutually agreed by the parties, to enhance personal safety and awareness.
2. RPD will assist security staff in providing police services for the Hospital campus and immediate surrounding area.
3. RPD will develop working relationships with the Hospital staff and the local area surrounding the campus to assist in developing community based policing practices consistent with the needs of the area.

Hospital and RPD further agree as follows:

ARTICLE 1
GENERAL OBLIGATIONS OF RPD

1.1 Program. RPD agrees that the neighborhood policing program ("Program") will be consistent with the services set forth in the Goals and Objectives stated above, which are incorporated into this Agreement by this reference, as requested by Hospital. At all times when performing services under the Program, the RPD uniformed officers ("Officers") shall be subject to and required to comply with the rules and regulations of the City of Roseville Police Department. Officers performing under the Program at the Facility are expected to remain at the Facility, with the exception of the following circumstances:

1. An emergency as determined in RPD's discretion to include emergency calls for service in the immediate area of the Facility or response to critical incidents (i.e. Officer assigned to the program is subject to call out for specialized response such as SWAT).
2. While performing responsibilities related to an on-campus event that require the Officer to leave the Facility (e.g., transporting suspect arrested on campus to jail) or engaging in community based policing as referenced above.

1.2 Supplies and Equipment. RPD shall provide, at its own expense, all equipment, supplies and materials necessary to perform the Program, and Hospital shall provide no supplies and equipment, with the exception of funding for a vehicle, as set forth below. The Hospital will provide funding for one police vehicle for the following costs:

1. Recurring yearly vehicle replacement cost of $17,000
2. Yearly vehicle fuel cost of $6,192

The funding amounts set forth in this Section 1.2 are part of the total Grant amount identified above.

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1.3 Supervision and Direction of Personnel. All Officers used to perform the Program shall be employees of RPD. RPD shall determine the wages, working hours and other working conditions for such Officers, and shall monitor and control the quality of their work performance. Should performance or misconduct issues be identified and confirmed to have occurred with a particular RPD Officer, the Hospital reserves the right to have RPD immediately remove the RPD Officer identified to have engaged in such activity. Hospital agrees that it shall not have authority to direct the assigned officers' law enforcement activities and that the officers are held to the requirements of all Federal and State laws as well as to the requirements of RPD policy and procedure. If an Officer leaves the premises, the Officer shall advise the Protective Services Site Lead Officer and maintain radio contact with Protective Services personnel.

Should any questions arise over shifts or allocation of Officers to the Facility, the Hospital shall have its Department of Protective Services Manager contact the RPD Lieutenant assigned to the Program in an effort to informally resolve any questions. Should the Department of Protective Services Manager and assigned RPD Lieutenant be unable to resolve an issue, the parties may resort to the good faith, dispute resolution methods set forth below in Section 5.19, in an effort to resolve any remaining questions.

1.4 Required Hours, Shifts, and Staffing. Consistent with the Goals and Objectives set forth above, and commencing on the Effective Date, the RPD shall provide Officers for two (2) shifts per day (subject to the lunch and physical fitness time described in this paragraph) as follows:

1. Officers will be assigned work hours at the Facility in conjunction with the RPD-RPOA MOU which outlines a 3 day work week-11 hour shift/4 day work week-11 hour shift rotation basis such that one team of officers will work Wednesday through Friday and every other Tuesday while the second team off officers will work Saturday through Monday and every other Tuesday. The schedule includes a nine hour training day for Department-wide training to be incurred on a day when officers are not assigned to the facility. The schedule and RPOA MOU also required a mandatory workout period each shift as outlined below.

2. Officers will be assigned shifts in coordination with current RPD Patrol shifts to maintain supervisor coverage as follows:

    a. Day Shift
        i. 0530-0700 hours: Report at RPD for required workout and briefing
        ii. 0700-0715 hours: Travel time to Hospital
        iii. 0715-1615 hours: On-site at Hospital
        iv. 1615-1630 hours: Travel time to RPD and off-duty
    b. Swing Shift
        i. 1500-1600 hours: Report at RPD for required workout. In order to maintain coverage at Hospital, officer will skip briefing.
        ii. 1600-1615 hours: Travel time to Hospital

iii. 1615-0145 hours: On-site at Hospital
iv. 0145-0200 hours: Travel time to RPD and off-duty

3. If the assigned officer is not available for their shift (i.e. vacation, sick leave, training), RPD will attempt to fill the vacancy via overtime assignment of another officer. If the shift if not voluntarily filled, RPD will not be required to force fill the shift on overtime. If this occurs, RPD will notify the Hospital of the staffing issue and will ensure that the unfilled shift is not billed to Hospital.

4. Lunch Break: In conjunction with the RPD-RPOA MOU, officers are entitled to 10 minutes of travel time and a 40 minute lunch break during their shift. Officers are expected to take lunch break on the Hospital site or in the immediate area. Officers will notify the Protective Services Site Lead Officer if they will be off the Hospital site for a break and maintain radio contact with Protective Services personnel.

5. Assignment Duration: Officers assigned to the program will be assigned for a period of six months in conjunction with the standard Patrol Shift Rotation period with shift changes to occur in February and August of each year.

6. Hospital and RPD acknowledge and agree that the Officers are not intended to be utilized for sitter services or to otherwise provide relief to other agencies who have a prisoner/forensic patient at the Hospital for medical care, absent an extreme emergency requiring the RPD Officer to become involved.

Hospital acknowledges that the RPOA MOU and/or any other terms and conditions of employment are subject to modification, from time to time, and RPD and Hospital agree to use commercially reasonable efforts to agree on changes to the requirements of this Section 1.4 as may be required under any current version of the RPOA MOU and/or any other terms and conditions of employment of Officers by RPD. Any changes to the terms of this Agreement shall be made in accordance with Section 5.14 of this Agreement.

1.5 Background Investigation/Compliance with Immigration Law. RPD represents and warrants that it has performed a background investigation of the Officers to verify the Officers' suitability to perform the Program and the ability of the Officers to be employed in the United States.

1.6 Acknowledgement of Standards. RPD acknowledges that Hospital is an affiliate of Sutter Health. RPD further acknowledges that, notwithstanding anything contained herein, neither party shall engage in any conduct that may violate the policies, procedures, or directives of the Sutter Health Standards for Business Conduct and Hospital's Standards of Behavior.

1.7 OIG List of Excluded Providers. RPD shall provide documentation to verify that RPD and the Officers are not listed on the General Services Administration's List of Parties Excluded from Federal Programs (available through the Internet at http://epls.arnet.gov) and

the HHS/OIG List of Excluded Individuals/Entities (available through the Internet at http://www.hhs.gov/oig).

1.8 Bloodborne Pathogens. RPD shall provide education, vaccinations and post exposure follow-up to the Officers as outlined in OSHA's Bloodborne Pathogens Standard and Tuberculosis Standard prior to the start of any assignment. Hospital will provide appropriate additional training on both standards specific to Hospital or Facility, if necessary. Hospital will also provide "Fit testing" for protective equipment utilized in care of Tuberculosis patients, as necessary and appropriate in Hospital's discretion.

1.9 Health Screening. Upon request, RPD shall provide documentation to Hospital to show that all Officers performing the Program for Hospital have received all screenings specified in this paragraph, which screenings shall be provided at the sole expense of RPD:

(i) PPD results (to be completed annually). In the event PPD is positive, a chest x-ray or evidence of symptom review by a health care professional would be required.
(ii) Hepatitis B vaccines, or titer, or statement of refusal.
(iii) Annual Influenza participation (proof of vaccination or signed declination).

ARTICLE 2
GENERAL OBLIGATIONS OF HOSPITAL

2.1 Access. Hospital shall provide RPD with access to the Facility as needed for performance of the Program.

2.2 Facilities. Hospital shall retain professional and administrative responsibility for the operation of the Facility, as and to the extent required by Title 22, California Code of Regulations, Section 70713. Hospital's retention of such responsibility is not intended and shall not be construed to diminish, limit, alter or otherwise modify in any way the obligations of RPD under this Agreement.

The Hospital will maintain interior radio signal amplifier capabilities such that the RPD radio signal is transmitted and receivable inside buildings on the Hospital campus to an acceptable level.

ARTICLE 3
TERM AND TERMINATION

3.1 Term. This Agreement shall become effective as of February 13, 2023 ("Effective Date") and shall remain in force for two (2) years through February 12, 2025, unless earlier terminated as provided herein ("Term"). This Agreement may be renewed upon mutual written agreement of the parties for a one-year term. Should this Agreement be terminated before the end of the Term, or a subsequent term, payment for any partial quarter shall be

prorated to reflect the number of days in the quarter that services were provided prior to termination.

3.2 Termination.

(a) Without Cause. This Agreement may be terminated without cause, with at least one-hundred eighty (180) days' advance written notice from one party to the other.

(b) Termination for Breach. Either party may terminate this Agreement in the event of the other party's breach of a material provision, covenant or condition of this Agreement and subsequent failure to cure said breach within ten (10) calendar days after written notice by the non-defaulting party of said breach.

(c) Termination on the Advice of Counsel. In the event legal counsel for either party advises that this Agreement or any practices which could be, or are, employed in exercising rights under this Agreement may violate any existing or future law, regulation, or accrediting agency standard, or compromise Hospital's status as a non-profit corporation under Section 501(c)(3) of the Internal Revenue Code, the parties in good faith will undertake to revise this Agreement to comply with such law, accrediting agency standard, or Internal Revenue Code requirement. In the event the parties are unable to agree upon the revised terms in a timely manner, this Agreement will terminate immediately upon written notice by one party to the other.

(d) Patient Safety. Hospital may, in its sole discretion, immediately terminate or suspend this Agreement at any time if, in its sole discretion, the provision of Program under this Agreement by RPD threatens the health or safety of Hospital's patients.

(e) Non-Appropriation of Funds. Hospital acknowledges that RPD may terminate this agreement should funds not be appropriated by its governing body to continue services under this Agreement.

(f) Effects of Termination. Termination or expiration of this Agreement for any reason shall not relieve either party of any obligation or liability incurred prior to the expiration or termination of this Agreement. Section 5.20 (Survival) shall apply. Hospital's quarterly payment per Section 4.2 (Invoice and Payment) for any partial quarter during which this Agreement is in effect shall be prorated to reflect only the portion of the applicable quarter during which services were provided to RPD. No further payment shall be due.

ARTICLE 4
FEES AND BILLING

4.1 Grant Funding. The parties agree and acknowledge that the Grant is the maximum amount of annual funding Hospital will pay to RPD during the term of this Agreement. Hospital's actual payments to RPD will vary with the number of police officer FTEs RPD provides to Hospital during the Term.

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4.2 Fees. Hospital shall be billed for all services provided by RPD at the rates set forth in the applicable table below. Such rates identify the fees payable per 1.0 officer FTE provided by RPD. The parties agree and acknowledge that the number of officer FTEs provided by RPD to Hospital will vary between one (1) and four (4) over the Term, and the fees payable by Hospital to RPD will vary with the FTEs provided. Notwithstanding the foregoing, RPD shall not provide, and Hospital shall not be obligated to pay for, more than four (4) officer FTEs unless agreed to in a written amendment to this Agreement signed by the parties, and Hospital shall not be billed for any work not performed by RPD. Staffing labor rates shall increase in 2024 as identified in the tables below.

In addition to labor rates, Hospital shall also pay to RPD annual vehicle replacement cost of $17,000 and annual fuel and maintenance cost of $6,192.

Extraordinary coverage ("Overtime") will be considered to occur in the event of any of the following:

1. Specific police officer(s) are requested to work more hours than a regularly scheduled shift by Hospital in advance and in electronic or written communication.
2. Additional temporary coverage above staffing levels stated in Rate Table is requested.
3. Hospital approved overtime will be invoiced at the Overtime Bill Rate identified in the table below.
4. Overtime expenses are not included in the total annual cost projection, but listed as the rate for any potential overtime billing.

In the event RPD cannot provide staffing during a shift, the RPD and Hospital will track these hours per quarter and apply this underage to the quarterly billing cycle. Some examples of reasons why coverage may not be provided could be an emergency call out requiring the assigned officers to be deployed elsewhere or a call-off where no backfill was available for occurrences like training, vacation, sick leave, or a required court appearance.

2023 RPD Staffing Labor Rates per 1.0 officer FTE						
Position	Regular Bill Rate	Overtime Bill Rate	FTE	Weekly Hours	Annual Hours	Annual Cost
RPD Police Officer Rates per 1.0 FTE	$91.38	$79.76	1.0	40	2,080	$190,070.40

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2024 RPD Staffing Labor Rates per 1.0 officer FTE						
Position	Regular Bill Rate	Overtime Bill Rate	FTE	Weekly Hours	Annual Hours	Annual Cost
RPD - Police Officer Rates per 1.0 FTE	$93.66	$81.77	1.0	40	2,080	$194,812.80

2023 RPD Staffing Labor Rates:

RPD costs are based on salary costs under the Roseville Police Officer's Association Memorandum of Understanding with the City of Roseville which is in place through 12/31/25. The contract includes a market median adjust beginning 1/1/23 through 12/31/24, and a subsequent adjustment beginning 1/1/25 through 12/31/25.. The cost is based on a market median study conducted by the City of Roseville during 2022, a second study is to be conducted during 2024. The contract costs for the Hospital from January 1, 2025 through the end of the Term will be determined following the market median studies. A new RPOA-City MOU will commence beginning in 2026. Any changes to projected costs associated with MOU changes are subject to review by the Hospital prior to implementation as noted in section 4.4 of this agreement.

4.3 Invoice and Payment. Within fourteen (14) days of the end of each contract quarter, RPD shall submit an accurate invoice reflecting the actual hours of on-site coverage provided by RPD Officers. Such hours shall not include any workout time, briefing time or travel time to and from Hospital, but shall identify actual hours on-site at the Facility, including any overtime hours. Hospital shall confirm the accuracy of such invoices using its own records, and pay RPD a portion of the Grant as determined in accordance with Sections 4.1 and 4.2 above.. Such payment shall be made within fourteen (14) days of receiving RPD's quarterly invoice. The Department of Protective Services Manager will also track all staffing hours and extraordinary coverage for purposes of confirming the accuracy of RPD invoices. For purposes of this Agreement, the term "contract quarter" shall mean every three month period of time, commencing on the Effective Date.

4.4 Annual Agreement Fee Review. RPD may, on an annual basis, make recommendations to adjust the Agreement fee to correct discrepancies between the Agreement Fee and any increase in RPD's salary and benefit costs resulting from changes to collective bargaining agreements specific to the positions authorized in this Agreement. Any changes to the Agreement Fee, as listed in Section 4.1, above, shall not be effective unless and until negotiated in good faith by both Parties, and mutually agreed upon in a written amendment to this Agreement, signed by both Parties.

ARTICLE 5
MISCELLANEOUS PROVISIONS

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5.1 Prohibition Against Discrimination. Neither Hospital nor RPD shall discriminate against any person because of race, color, creed, age, national origin, sex, marital status, veteran's status or any other protected status as provided by law. In addition neither Hospital nor RPD shall discriminate against any person because of handicap to the extent prohibited by Section 504 of the federal Rehabilitation Act of 1973 or disability to the extent prohibited by the Americans with Disabilities Act of 1990.

5.2 Compliance with Laws/HIPAA. RPD and Hospital shall comply with all applicable federal, state, and local laws, ordinances, codes, rules, regulations, and accrediting agency standards, including but not limited to all applicable laws relating to patient confidentiality. RPD acknowledges that Hospital will only disclose to the Officers patient individually identifiable health information that is the minimum necessary for law enforcement purposes as set forth in 45 C.F.R. §164.512(f) of the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), or otherwise permitted by HIPAA and other law. All Officers shall undergo appropriate privacy and security training provided by Hospital prior to performing the Program under this Agreement.

5.3 Relationship of the Parties: Independent Contractors. Hospital and RPD are independent contractors, and shall not be construed to be the partner, employee, agent or representative of each other. Hospital does not, by this Agreement, reserve control over the methods or procedures to be utilized by RPD or any of RPD's employees. RPD acknowledges that neither it nor its employees and agents have any right, entitlement or claim against Hospital for Social Security benefits, workers' compensation benefits, overtime wages, disability insurance, pension pay, vacation pay, sick pay or any other employee benefit of any kind. RPD warrants and agrees that it will comply fully with all applicable payroll tax, employment, and labor laws with respect to all Officers assigned to Hospital, including but not limited to, all tax withholding, social security, unemployment insurance, wage-hour, employment discrimination, occupational safety and health, immigration, workplace safety, family and medical leave, and employee benefit laws.

5.4 Indemnity. RPD further agrees to indemnify, defend, and hold harmless Hospital for any and all damages, costs, and/or attorneys' fees incurred by Hospital, its officers, agents, directors, and employees, or awarded or assessed against Hospital, its officers, agents, directors, employees, in connection with any claim, asserted claim, finding, award or liability resulting from any negligent or intentional act or omission attributed to any officer, agent, director or employee of RPD arising from performance under this Agreement. Hospital agrees to indemnify, defend, and hold harmless RPD for any and all damages, costs, and/or attorneys' fees incurred by RPD, its officers, agents, directors, and employees, or awarded or assessed against RPD, its officers, agents, directors, employees, in connection with any claim, asserted claim, finding, award or liability resulting from any negligent or intentional act or omission attributed to any officer, agent, director, or employee of Hospital arising from performance under this Agreement. It is the intention of the parties that, where comparative fault is determined to have been contributory, principles of comparative fault will be followed and each

party shall bear the proportionate cost of any damage attributable to the fault of that party, its officers, agents, directors, and employees.

5.5 Insurance. Hospital and RPD both agree to maintain appropriate insurance coverage throughout the term of this Agreement and for a period of five (5) years following expiration or termination of this Agreement. All or a portion of the required insurance may be satisfied through the use of a self-insurance program. With respect to Hospital and RPD, such insurance shall include at a minimum:

i. General Liability Insurance in an amount not less than $1,000,000 per occurrence, $3,000,000 General Aggregate,
ii. Workers' Compensation Insurance as required by California law. Where permitted by law, such insurance shall contain waivers of the insurer's right of subrogation against Hospital, its affiliates, officers, directors and employees.
iii. Automobile Liability Insurance in an amount not less than $1,000,000 per accident coverage all owned, non-owned and hired automobiles.

5.6 Notice. Any notices required or permitted to be given by one party to the other, may be given by personal delivery in writing, or by registered or certified mail, postage prepaid, with return receipt requested. Notices shall be addressed to the parties at the addresses appearing below, but each party may change their address in accordance with this paragraph. Notices delivered personally will be deemed communicated as of actual receipt. Mailed notices will be deemed communicated as of three (3) days after mailing.

If to RPD: Roseville Police Department
Attn: Chief of Police
1051 Junction Blvd.
Roseville, CA 95678

If to Hospital: Sutter Roseville Medical Center
Attn: Hospital Administration / Tamra Kelly
1 Medical Plaza Drive
Roseville, CA 95661

With copy to: Sutter Health Office of the General Counsel
VP & Chief Legal Officer, Valley Area/ Penny Westfall
2200 River Plaza Drive
Sacramento, CA 95833

5.7 Governing Law. The validity, interpretation and performance of this Agreement shall be governed by and construed in accordance with the laws of the State of California.

5.8 Assignment or Delegation. Except as otherwise specifically set forth in this Agreement, RPD shall not assign or delegate any or all of RPD's rights or responsibilities under this Agreement without the prior written consent of Hospital.

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5.9 Severability. The provisions of the Agreement shall be deemed severable, and if any portion shall be held invalid, illegal or unenforceable for any reason, the remainder of this Agreement shall be effective and binding upon the parties.

5.10 Headings. The headings are inserted into this Agreement for reference and convenience only, and will not affect the meaning or interpretation of any provision of this Agreement.

5.11 Reports. RPD shall provide to the Hospital daily reports documenting RPD activity, statistical data, etc. Requests for crime and incident reports shall be done in accordance with applicable laws.

5.12 No Waiver. No waiver of a breach of any provision of this Agreement may be construed as a waiver of any breach of any other provision. To be effective, a waiver must be in writing. No single waiver may be treated as an ongoing waiver unless expressly agreed in writing.

5.13 No Third-Party Benefit. Unless otherwise set forth in this Agreement, nothing contained in the Agreement is intended nor shall be construed to create rights running to the benefit of third parties.

5.14 Entire Agreement/Modification. This Agreement contains a full and complete expression of the rights and obligations of the parties and it shall supersede all other agreements, representations, and offers, written or oral, made by the parties regarding any of the subject matter contained herein. This Agreement may be modified only in writing, signed by both parties.

5.15 Access to Records. For the purpose of implementing Section 1861(v)(1)(I) of the Social Security Act, and any written regulations thereto, RPD shall comply with the following statutory requirements governing the maintenance of documentation to verify the cost of services rendered under this Agreement:

(a) Until the expiration of four (4) years after the furnishing of services pursuant to the Agreement, RPD shall make available to the Secretary of Health and Human Services and the Comptroller General of the United States, or their duly authorized representatives, upon written request of any of them, this Agreement, and all books, documents and records that are necessary to certify the nature and extent of the cost of services hereunder, and

(b) If RPD carries out any of the duties of this Agreement through a subcontract with a value or cost of Ten Thousand Dollars ($10,000.00) or more over a twelve (12) month period, with a related organization, such subcontract shall contain a clause to the effect that until the expiration of four (4) years after the furnishing of such services pursuant to such subcontract, the related organization shall make available, upon written request to the Secretary or the Comptroller General, or any of their duly authorized representatives, the subcontract, and

books, documents and records of such organization that are necessary to verify the nature and extent of such costs.

5.16 Counterparts. This Agreement may be executed simultaneously 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.

5.17 Use of Trademark(s). RPD will not use the name(s), trademark(s), or tradename(s) of Hospital or its affiliates, except with the prior written consent of Hospital. The Hospital or its affiliates shall not use the City seal or RPD logo, except with the proper written consent of the City.

5.18 Confidentiality.

(a) The parties acknowledge this Agreement can be made available to a person upon a properly made California Public Records Act request or pursuant to the "Ralph M. Brown Act". Nonetheless, each party agrees to hold the following "Confidential Information" in strict confidence and not disclose the same to any other person or entity: each other's proprietary and confidential records and information, including but not limited to all service and product data, trade secrets, financial data, business plans and any other information or technology confidentially received from the other party in implementing this Agreement; all personally identifiable information of a party's employees, agents, patients and customers; and all information derived from the foregoing.

(b) Notwithstanding the above:

(1) A party may disclose Confidential Information to the personnel within its organization and its legal and accounting advisors who require the Confidential Information in connection with the party's internal business processes and its rights and obligations under this Agreement, provided that such disclosing party uses commercially reasonable efforts to require any such recipient to use the information solely for these purposes and to keep it strictly confidential, except as required by law and subject to the requirements of (b)(2) below.

(2) A party may disclose Confidential Information as required by law, provided that, if reasonably possible, such disclosing party provides reasonable prior notice to the other party to enable such other party to attempt to prevent or limit the disclosure and the disclosing party assists the other party upon request in seeking relief from or limiting the disclosure.

(3) A party may disclose Confidential Information with the prior written consent of the other party.

(c) Neither party shall be obligated to hold the following information in confidence (and such information shall not be deemed to be Confidential Information):

information that is or becomes publicly available through no fault of the recipient, information developed by a party without using any Confidential Information, information lawfully possessed by a party before receipt from the disclosing party, and information lawfully disclosed to a party on a non-confidential basis from a person or entity that is not bound by a duty of confidentiality.

5.19 Dispute Resolution. In the event of any dispute arising out of or in connection with this Agreement, including but not limited to any question regarding its existence, interpretation, validity, termination or shift hours of assigned Officers, either party may by written notice call a meeting regarding such dispute to be attended by an executive officer of each party who has the authority to negotiate and bind that party to a resolution. At the meeting, the parties will attempt in good faith to resolve the dispute. If the dispute cannot be resolved within forty-five (45) days from the date of the initial notice, and if either party wishes to pursue the dispute, the dispute shall be instituted and maintained in state or federal court located in Placer County. However, upon a mutual written agreement of the parties any dispute arising out of or in connection with this Agreement may be referred to arbitration, mediation, or another form of an agreed upon alternative dispute resolution.

5.20 Survival. Termination or expiration of this Agreement for any reason shall not relieve either party of any obligation or liability incurred prior to the expiration or termination of this Agreement. The following provisions shall survive termination or expiration of this Agreement, in addition to those that by their nature are intended to survive termination: Relationship of the Parties; Insurance; Confidentiality; Indemnity; and Dispute Resolution.

5.21 Agent Authorization. Hospital authorizes the Roseville Police Department, and/or any Roseville police officer, pursuant to Penal Code section 602(0), to act on its behalf as an agent of this property when encountering any person(s) found on the property without written consent or without apparent lawful purpose. Hospital, or Hospital's agent, will cooperate in the prosecution of persons arrested and/or cited for these offenses. Hospital understand that this authorization is valid for a maximum period of (12) months and it is Hospital's responsibility to renew the authorization after that time if the need still exists. By signing below Hospital authorizes the Roseville Police Department, and/or any Roseville police officer, to act on Hospital's behalf as an agent, to enforce no trespassing (including arrest) on Hospital property.

IN WITNESS WHEREOF, the parties have duly executed this Agreement to be effective as of the Effective Date.

DocuSign Envelope ID: 14750A93-AF57-40A6-A779-659FD035BE54

Sutter Health
Sutter Roseville
Medical Center

CITY OF ROSEVILLE

By: _____
Dominick Casey, City Manager
City of Roseville

SUTTER VALLEY HOSPITALS d/b/a SUTTER ROSEVILLE MEDICAL CENTER

By: Peter Hull, M.D.
Peter Hull, M.D.
Interim Chief Executive Officer
Sutter Roseville Medical Center

APPROVED AS TO SUBSTANCE:

By: _____
Troy Bergstrom, Chief of Police
City of Roseville

APPROVED AS TO FORM:

By: _____
Michelle Sheidenberger, City Attorney
City of Roseville

ATTEST:

By: _____
Carmen Avalos, City Clerk
City of Roseville

ORDINANCE NO. 6978

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2025-26 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 2025-26, is hereby amended as listed on the attached budget adjustment for the Sutter Roseville Medical Center Neighborhood Policing project.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____day of_____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

Updated 05/29/2025

Please complete the cells highlighted in yellow.

REQUESTER NAME & TITLE:	Mark Peinado / Management Analyst	FISCAL YEAR:	2025-26
PREPARER NAME & TITLE:	Mark Peinado / Management Analyst	ORDINANCE:	
DEPARTMENT/DIVISION:	Police Department		

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	5080	84001	700018	(539,383)	Decrease project labor budget
EXPENDITURES/EXPENSES/TRANSFERS OUT TOTAL				(539,383)	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	4435	84001	700018	(539,383)	Decrease project revenue
REVENUES/TRANSFERS IN TOTAL				(539,383)	

NET ADJUSTMENT	-	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
FUND BALANCE TOTAL				-	

Justification for Budget Adjustment:

Staff recommends this budget adjustment to decrease the budget for project 700018 – Neighborhood Policing Grant Agreement Sutter Roseville Medical Center. The initial agreement with Sutter Roseville Medical Center (SRMC) was approved on October 4, 2023, with a contract period from February 13, 2023, to February 12, 2025, to provide policing services and police officer presence in and around the Hospital's campus, covering the costs for up to four police officers. Currently, SRMC and the Police Department have agreed to continue with only staffing two Police Officers at SRMC and extending the agreement term from February 13, 2025, through February 12, 2026. This budget adjustment reconciles the revenue and expenditure budgets within Project (700018) to match the projected cost of staffing two Officers at SRMC through the extended agreement term.□

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.21
File #: 0800-02 & 0201-01
Item ID: 2025-484

Title:	Wastewater Collections Cured-in-Place Pipe Lining Equipment Project – Budget Adjustment
Contact:	Tracie Mueller 916-774-5688 trmueller@roseville.ca.us

SUMMARY

Staff recommends approval of a budget adjustment for a $58,000 transfer from the Sewer Collection System Cured-in-Place Pipe (CIPP) Rehabilitation Project, which is funded by the Wastewater Rehabilitation Fund, to the Fleet Replacement Fund to fund the sales tax associated with the purchase of a new truck equipped with CIPP lining equipment. The new truck will allow Wastewater Collections staff to perform trenchless repair and rehabilitation work on existing sewer mains.

RECOMMENDATION

Staff recommends that the City Council adopt an ordinance to approve a $58,000 budget adjustment to fund the sales tax associated with the purchase of a new truck equipped with Cured-in-Place Pipe lining equipment to be used by the Environmental Utilities (EU) Department's Wastewater Collection Division to address repair and rehabilitation work to existing sewer mains.

BACKGROUND

The Public Works Department's Fleet Management Division is making the purchase as the recommended equipment is part of the City's vehicle fleet. The new CIPP Truck will be purchased through the Fleet Replacement Fund. The previously approved budget adjustment of $1,200,000 for this purchase did not include the sales tax, so an additional budget adjustment is required to transfer additional funds from the Sewer Collection System CIPP Rehabilitation Project (funded through the Wastewater Rehabilitation Fund) to increase Fleet's appropriations authority.

This equipment will assist the Wastewater Collections with both their routine and emergency repairs and rehabilitation to the existing collection system infrastructure. Wastewater Collections has used cured-in-place pipe (CIPP) rehabilitation using ultraviolet light for the last five years through the procurement of two contractors through three separate construction contracts. The EU Department received a single bid for two of the construction contract procurements, and two bids for the other construction contract procurement. The last two construction contracts required work to be removed via change order from each of the two contractors due to their inability to perform the required CIPP work.

The Wastewater Collection Division continually inspects sewer pipes using closed circuit television that identifies pipes for CIPP repair and rehabilitation. The Collections team has been CIPP rehabilitating laterals for many years. Based on the continual need for CIPP rehabilitation of sewer mains, the Collection team's experience with CIPP lining laterals and the lack of competent CIPP contractors in the local community, the EU Department has decided that expanding the Collection team's CIPP lining work to include 8-inch to 24-inch sewer mains is in the best interest of the City of Roseville.

The purchase of the CIPP equipment will allow Wastewater Collection staff to rehabilitate existing wastewater collections mains to prevent permit violations, and to decrease inflow and infiltration, which will reduce wastewater collections and treatment plant capital costs. It is estimated that the payback period for this CIPP equipment purchase will be less than two years based on the three prior construction contract costs, and an estimate that the Wastewater Collections crew will line 2,400 lineal feet of pipe a month over a six-month period per year.

FISCAL IMPACT

The recommended budget adjustment appropriates $58,000 from the Sewer Collection System Cured-in-Place-Pipe Rehabilitation Project for a payment to the City's Fleet Replacement Fund for the sales tax associated with the new CIPP truck. The equipment will be purchased by the Fleet Replacement Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Approval of a budget adjustment meets the above criteria and is not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

6. Deliver exceptional City services
4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Tracie Mueller, Wastewater Utility Manager

Sean Bigley, Environmental Utilities Director

ATTACHMENTS:

1. Ordinance 6974

REVIEWERS:

Tracie Mueller, Environmental Utilities Department - Wastewater	Created/Initiated - 7/14/2025
Tracie Mueller, Environmental Utilities Department - Wastewater	Approved - 7/16/2025
Sean Bigley, Environmental Utilities Department	Approved - 7/16/2025
Gretchen Hakala, City Attorney Department	Approved - 7/22/2025
Katrina Six, City Clerk Department	Approved - 7/23/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/23/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/25/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/25/2025
Katrina Six, City Clerk Department	Final Approval - 7/25/2025

ORDINANCE NO. 6974

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2025-26 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 2025-26, is hereby amended as listed on the attached budget adjustment for the Wastewater Collection System Cured-in-Place Pipe (CIPP) Rehabilitation project.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____day of_____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

Updated 11/22/2024

Please complete the cells highlighted in yellow.

REQUESTER NAME & TITLE:	Tracie Mueller, EU Wastewater Utility Manager	FISCAL YEAR:	2025-26
PREPARER NAME & TITLE:	Deanne Garcia, EU Business Analyst	ORDINANCE:	
DEPARTMENT/DIVISION:	EU/Wastewater		

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6230	5517	84001	400078	58,000	Increase Fleet Expansion budget for taxes associated with purchase of UV CIPP Curing System and Schwalm Talpa Robotic Cutting System (vehicle)
4005	6552	62601	000000	58,000	Increase Fleet Replacement Capital Outlay budget for taxes associated with purchase of UV CIPP Curing System and Schwalm Talpa Robotic Cutting System
6230	6587	84001	400078	(58,000)	Reduce Capital Outlay budget to increase Fleet Expansion budget
EXPENDITURES/EXPENSES/TRANSFERS OUT TOTAL				58,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
4005	4252	62601	000000	58,000	Increase revenue in Fleet Replacement Fund for taxes associated with purchase of UV CIPP Curing System and Schwalm Talpa Robotic Cutting System (vehicle)
REVENUES/TRANSFERS IN TOTAL				58,000	

NET ADJUSTMENT	-	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
FUND BALANCE TOTAL				-	

Justification for Budget Adjustment:

The recommended budget adjustment appropriates $58,000 for a payment to the City's Fleet Replacement Fund (4005) for a vehicle and related equipment necessary for the Sewer Collection System CIPP Rehabilitation project (400078) in the Wastewater Rehabilitation Fund (6230). The purchase of this vehicle was approved in a prior budget adjustment for $1,200,000, but it did not include the associated taxes of $58,000. This request will not increase the project's budget since there is an accompanying request to reduce the project's capital outlay budget by $58,000. This vehicle and related equipment will be purchased in the Fleet Replacement Fund.

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.22
File #: 0800-02 & 0201-01
Item ID: 2025-451

Title:	Dry Creek Wastewater Treatment Plant Operations and Laboratory Building Project – Construction Agreement and Budget Adjustment
Contact:	Inderpreet Chaggar 916-774-5553 ikchaggar@roseville.ca.us

SUMMARY

Staff recommends approval and award of a construction agreement with BCM Construction Company, Inc. in the amount of $10,141,361 for the Dry Creek Wastewater Treatment Plant Operations and Laboratory Building Project. The Project is being funded from available resources in the Wastewater Regional Rehabilitation Fund for the rehabilitation portion of the project (approximately 31%) and from the capital improvement project budget approved by the South Placer Wastewater Authority (SPWA) for the building expansion (approximately 69%). This item also requests approval of a budget adjustment to transfer $4,700,000 from the design project to the construction project in the Wastewater Regional Rehabilitation Fund.

RECOMMENDATION

Staff recommends that the City Council:

1. Approve the Construction Agreement with BCM Construction Company Inc. for the Dry Creek Wastewater Treatment Plant Operations and Laboratory Building Project in the amount of $10,141,361 and adopt a resolution authorizing the City Manager to execute it on behalf of the city;
2. Authorize the City Manager or his designee to approve and pay for contract change orders for this project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed 10 percent (10%) of the contract price; and
3. Adopt an ordinance to approve a budget adjustment transferring $4,700,000 from the design project to the construction project.

BACKGROUND

The existing operations building at the Dry Creek Wastewater Treatment Plant (DCWWTP) is aging and a larger building is required to accommodate staff growth and increase lab space needs based on required regulatory compliance. The City entered into a professional design services agreement with Williams + Paddon Architects Planners, Inc. (W+P) on October 6, 2021. On August 30, 2022, W+P merged with 19six Architects, Inc. and design efforts for the new Operations and Laboratory Building at DCWWTP were completed by 19six.

The new Operations and Laboratory Building at DCWWTP is a 10,000-square-foot building that will house the operations and laboratory staff at DCWWTP. The new building will replace the existing administration and laboratory building at DCWWTP and will include office space, training and conference rooms, laboratory area, sleeping quarters and mechanical and electrical rooms.

Construction of the new building will take place in phases, including partial construction of the new building, demolition of the existing building, and completed construction of the new building and site improvements.

On April 16, 2025, City Council authorized to advertise the construction plans and specifications for the Project. In response to a sealed request for quotations, No. 08-156, the City received four (4) bids on May 20, 2025, for the subject project, with BCM Construction Company, Inc. being the apparent low bidder. Environmental Utilities staff reviewed the proposal and recommends the contract be awarded to BCM Construction Company, Inc.

FISCAL IMPACT

The Dry Creek Wastewater Treatment Plan Operations and Laboratory Building project is funded by the Wastewater Regional Rehabilitation Fund (31%) and the SPWA Fund (69%). The project was split into two projects. The Dry Creek Operations and Lab Building project was for the building's design and the DCWWTP Operations and Laboratory Building Construction Project - SPWA is for its construction. The approved budget included $600,000 from the Wastewater Regional Rehabilitation Fund and $14,854,000 from the SPWA Fund for construction.

The design portion is complete with $1,070,000 spent. The recommended budget adjustment will transfer $4.7 million of remaining funds within the Wastewater Regional Rehabilitation Fund from the design project to the construction project. This total project budget of $21,224,000 covers the Construction Agreement with BCM Construction for $10,141,361, a contingency of $1,014,136, a Professional Services Agreement with 4Leaf for $964,520, and anticipated City staff labor of $560,000.

ENVIRONMENTAL REVIEW

The proposed project involves the minor alteration and replacement of existing structures and facilities. This activity is categorically exempt from CEQA as a Class 1 and Class 2 Exemption (State CEQA Guidelines Sections 15301 and 15302). The Exemption has been prepared and no further CEQA action is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Inderpreet Chaggar, Senior Engineer

Sean Bigley, Environmental Utilities Director

ATTACHMENTS:

1. Resolution 25-271
2. Construction Agreement
3. Ordinance 6979
4. Notice of Exemption

REVIEWERS:

Inderpreet Chaggar, Environmental Utilities Department - Technical Services	Created/Initiated - 7/7/2025
Brian Craighead, Environmental Utilities Department - Solid Waste	Approved - 7/17/2025
Sean Bigley, Environmental Utilities Department - All	Approved - 7/18/2025
Gretchen Hakala, City Attorney Department	Approved - 7/23/2025
Katrina Six, City Clerk Department	Approved - 7/23/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/25/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/25/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/25/2025
Katrina Six, City Clerk Department	Final Approval - 7/25/2025

RESOLUTION NO. 25-271

APPROVING AN AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND BCM CONSTRUCTION COMPANY INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an agreement for the Dry Creek Wastewater Treatment Plant Operations and Laboratory Building Project, by and between the City of Roseville and BCM Construction Company Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to approve change orders for the project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed ten percent (10%) of the contract price.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

AGREEMENT

THIS AGREEMENT, is made and entered into this _____day of _____, 20_____, by and between the City of Roseville, a municipal corporation, ("CITY"), and BCM Construction Company Inc., a California corporation, ("CONTRACTOR"); and

WITNESSETH:

WHEREAS, the City Council of the CITY, at a meeting held on the 16th day of April, 2025, approved plans and specifications for the Dry Creek Wastewater Plant Operations and Lab Building Project and directed the City Clerk to advertise for sealed proposals for doing said work and providing that bids be submitted on the 20th day of May, 2025; 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 Dry Creek Wastewater Treatment Operations & Laboratory Building 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 ten million one hundred forty-one thousand three hundred sixty-one dollars ($10,141,361) 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 $ 1500.00 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 365 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
Environmental Utilities Attn: Inderpreet Chaggar 2005 Hilltop Circle Roseville, CA 95747	BCM Construction Company Inc. Attn: James Nason 2990 State Highway 32, Suite 100 Chico, CA 95673

CITY may also act through either its architect or construction manager if CITY expressly gives notice to CONTRACTOR, in writing, that CITY's designee has authority to act for CITY in a specific capacity.

7. DISPUTES. Disputes arising from this Agreement will be determined in accordance with the Contract Documents and Public Contract Code Sections 10240-10240.13.

8. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

9. INDEPENDENT CONTRACTOR. CONTRACTOR shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

10. SUCCESSORS IN INTEREST. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

11. MODIFICATION. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

12. SEVERABILITY. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

13. INTEGRATED AGREEMENT. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

14. CONTRACTORS LICENSE LAW. CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE

BOARD WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT REGARDING A PATENT ACT OR OMISSION IS FILED WITHIN FOUR (4) YEARS OF THE DATE OF THE ALLEGED VIOLATION. A COMPLAINT REGARDING A LATENT ACT OR OMISISON PERTAINING TO STRUCUTRAL DEFECTS MUST BE FILED WITHIN TEN (10) YEARS OF THE DATE OF THE ALLEGED VIOLATION. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTORS' STATE LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CALIFORNIA 95826.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attestation by its City Clerk under authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ____day of _____, 20_____, and CONTRACTOR has caused this Agreement to be duly executed.

CITY OF ROSEVILLE, a municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

BCM CONSTRUCTION COMPANY INC., a California corporation

BY: Kurtis Carman
its: Kurtis Carman, President

and

BY: Abigail Verroga
its: Abigail Verroga, Secretary

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
SEAN BIGLEY
Environmental Utilities Director

ORDINANCE NO. 6979

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2025-26 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 2025-26, is hereby amended as listed on the attached budget adjustment for the Dry Creek Wastewater Treatment Plant Operations and Laboratory Building project.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____day of_____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

Updated 11/22/2024

Please complete the cells highlighted in yellow.

REQUESTER NAME & TITLE:	Inderpreet Chaggar, EU Senior Engineer	FISCAL YEAR:	2025-26
PREPARER NAME & TITLE:	Deanne Garcia, EU Business Analyst	ORDINANCE:	
DEPARTMENT/DIVISION:	EU/Wastewater		

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6231	6587	84001	500433	4,700,000	Increase Capital Outlay Budget for Project 500433 DCWWTP Operations and Laboratory Building Construction Project
6231	6587	84001	500063	(4,700,000)	Reduce Capital Outlay Budget for Project 500063 Dry Creek Operations and Laboratory Building
EXPENDITURES/EXPENSES/TRANSFERS OUT TOTAL				-	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
REVENUES/TRANSFERS IN TOTAL				-	

NET ADJUSTMENT	-	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
FUND BALANCE TOTAL				-	

Justification for Budget Adjustment:

The Dry Creek Wastewater Treatment Plan Operations and Laboratory Building project was split into two projects. The 500063 project (Dry Creek Operatings and Lab Building) is for the building's design and the 500433 project (SCWWTP Operations and Laboratory Building Construction Project - SPWA) is for its construction. The total budget for both projects combined is $21,224,000, split between the Wastewater Regional Rehabilitation Fund (31%) and the SPWA Fund (69%). The design project is now complete and will be ready for closure once the final invoices are paid. This budget adjustment requests that $4.7 million of Wastewater Regional Rehabilitation funding remaining in the design project budget is reduced and re-appropriated to the construction project for a new total budget of $20,154,000 which should fully fund the remaining work.

Notice of Exemption

To: Placer County Clerk
Recorder's Office
2954 Richardson Drive
Auburn, CA 95603

From: City of Roseville
Development Services Dept.
311 Vernon Street
Roseville, CA 95678

Project Title: Dry Creek Wastewater Treatment Plant Operations and Laboratory Building Project – Construction Management Services (RFP # 08-153) – Award of Professional Services Agreement

Project Location(s): 1800 Booth Road, Roseville, CA 95747. Assessor's Parcel Numbers 474-080-009-000, 474-110-001-000, 474-110-002-000, 473-080-000-000, and 473-080-002-000.

Project Description: The Environmental Utilities Department (EU) is requesting the approval of professional services agreement for construction management for the replacement of the existing outdated and undersized administration and laboratory building at the Dry Creek Wastewater Treatment Plant (DCWWTP). The existing building at DCWWTP is aging and a larger building is required to accommodate existing staff and increased lab space needs based on required regulatory compliance. Design is complete.

The new Operations and Laboratory Building at DCWWTP is a 10,000 square-foot (sf) building that will house the existing operations and laboratory staff at DCWWTP. The new building will replace the existing administration and laboratory building at DCWWTP and will include office space, training and conference rooms, laboratory area, and mechanical and electrical room. The project would not result in an expansion of use or capacity.

Public Agency Approving Project: Roseville City Council

Agency/Individual Carrying Out Project: City of Roseville Environmental Utilities Department

Reason why this Project is Exempt: The project qualifies for Class 1 and Class 2 Categorical Exemptions as described in Sections 15301 and 15302 of the California Environmental Quality Act (CEQA) guidelines which state:

> "Class 1 (Existing Facilities) consists of … minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use… Examples include but are not limited to:…(b) Existing facilities of both investor and publicly owned utilities to provides electric power, natural gas, sewerage, or other public utilities…" and;
>
> (e) Additions to existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or (2) 10,000 square feet if: (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) The area in which the project is located is not environmentally sensitive."

> "Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to… (c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity."

The project consists of the construction of a 10,000 sf Operations and Laboratory Building to replace the existing undersized and outdated laboratory at the DCWWTP. The project would not result in expansion of use and would be located in substantially the same location and serves the same purpose as the existing building. Consequently, the Class 1 and Class 2 Categorical Exemptions apply.

Lead Agency Contact Person: Inderpreet K Chaggar, Roseville Department of Environmental Utilities (916-774-5553).

Signature: _____ Date: 6/5/2025

Jessica Lynch, Environmental Coordinator
City of Roseville

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.23
File #: 0800-02 & 0201-01
Item ID: 2025-483

Title:	Dry Creek Wastewater Treatment Plant Primary Sedimentation Basin Rehabilitation Project – New Multi-Year Capital Improvement Project Approval and Budget Adjustment
Contact:	Arashdeep Singh 916-618-1939 asingh@roseville.ca.us

SUMMARY

Staff recommends approval of a new multi-year capital improvement project entitled Dry Creek Wastewater Treatment Plant Primary Sedimentation Basin Rehabilitation Project and approval of a budget adjustment in the amount of $4,918,000 to restore and extend the service life of the Primary Sedimentation Basin at the Dry Creek Wastewater Treatment Plant. Funding is available in the Wastewater Regional Rehabilitation Fund.

RECOMMENDATION

Staff recommends that the City Council approve the establishment of a new multi-year capital improvement project, the Dry Creek Wastewater Treatment Plant Primary Sedimentation Basin Rehabilitation Project and adopt an ordinance to approve a budget adjustment appropriating $4,918,000 using available resources in the Wastewater Regional Rehabilitation Fund.

BACKGROUND

This design-build project aims to restore and extend the service life of the Primary Sedimentation Basin at the Dry Creek Wastewater Treatment Plant (DCWWTP). Commissioned in 1991, the basin is part of the primary treatment process and consists of four independent trains. Each train includes dedicated equipment for the removal of settled solids (sludge) and surface scum.

A focused condition assessment performed by a consulting engineering firm in April 2025 revealed several deficiencies. Key findings included wall cracking, deterioration of expansion joints, and corrosion-induced section loss in metal components.

The rehabilitation work will address these issues through targeted concrete restoration in each train of the basin. The project will also include sealant replacement and the repair, or full replacement, of corroded metal elements.

Successful completion of this project will extend the useful service life of this basin.

FISCAL IMPACT

The requested budget adjustment totaling $4,918,000 includes funds for the estimated cost of design-build construction and the projected cost of internal project labor from available resources in the Wastewater Regional Rehabilitation Fund.

ENVIRONMENTAL REVIEW

The Dry Creek Wastewater Treatment Plant Primary Sedimentation Basin Rehabilitation Project involves

the repair of an existing facility. This activity is categorically exempt from CEQA as a Class 1 Exemption (State CEQA Guidelines Section 15301). The exemption has been prepared and no further CEQA action is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth
6. Deliver exceptional City services

Respectfully Submitted,
Arashdeep Singh, Principal Engineer

Sean Bigley, Environmental Utilities Director

ATTACHMENTS:

1. Ordinance 6975
2. Notice of Exemption

REVIEWERS:

Tracie Mueller, Environmental Utilities Department - Wastewater	Created/Initiated - 7/14/2025
Tracie Mueller, Environmental Utilities Department - Wastewater	Approved - 7/16/2025
Sean Bigley, Environmental Utilities Department	Approved - 7/16/2025
Gretchen Hakala, City Attorney Department	Approved - 7/22/2025
Katrina Six, City Clerk Department	Approved - 7/23/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/25/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/25/2025
Katrina Six, City Clerk Department	Final Approval - 7/25/2025

ORDINANCE NO. 6975

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2025-26 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 2025-26, is hereby amended as listed on the attached budget adjustment for the Dry Creek Wastewater Treatment Plant Primary Sedimentation Basin Rehabilitation project.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____day of_____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

Updated 11/22/2024

Please complete the cells highlighted in yellow.

REQUESTER NAME & TITLE:	Arashdeep Singh, Principal Engineer	FISCAL YEAR:	2025-26
PREPARER NAME & TITLE:	Deanne Garcia, EU Business Analyst	ORDINANCE:	
DEPARTMENT/DIVISION:	EU/Wastewater		

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6231	6587	84001	500638	4,918,000	Establish Capital Outlay-CIP Projects budget for Project 500638 DCWWTP Primary Sedimentation Basin Rehabilitation 07
EXPENDITURES/EXPENSES/TRANSFERS OUT TOTAL				4,918,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
REVENUES/TRANSFERS IN TOTAL				-	

NET ADJUSTMENT	4,918,000	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6231	3601	00000	000000	(4,918,000)	Decrease Wastewater Regional Rehabilitation Fund Balance
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
	3601	00000	000000		
FUND BALANCE TOTAL				(4,918,000)	

Justification for Budget Adjustment:

The Environmental Utilities Department recommends that Council authorize the establishment of a new Capital Improvement Project – Dry Creek Wastewater Treatment Plant Sedimentation Basin Rehabilitation 07 (500638), and adopt an ordinance to approve a budget adjustment appropriating $4,918,000 in the Wastewater Regional Rehabilitation Fund (6231) to the project for the design-build rehabilitation of the primary sedimentation basins at the Dry Creek Wastewater Treatment Plant.

The primary sedimentation basins at the Dry Creek Wastewater Treatment Plant have been in operation since 1991. A 2018 plant-wide condition assessment identified the basins as needing a more detailed evaluation due to signs of deterioration. In May 2025, a focused condition assessment confirmed structural concerns, including insufficient concrete cover on reinforcement, wall cracking, deteriorated expansion joints, and corrosion-related damage to metal components. This design-build project will address those deficiencies and restore the structural integrity of the basins, thereby extending their service life.

As a regional facility, approximately 35 percent of the actual project cost will be reimbursed to the Wastewater Rehabilitation Fund (6231) by partner agencies: South Placer Municipal Utility District and Placer County.

Notice of Exemption

To: Placer County Clerk
Recorder's Office
2954 Richardson Drive
Auburn, CA 95603

From: City of Roseville
Development Services Dept.
311 Vernon Street
Roseville, CA 95678

Project Title: Dry Creek Wastewater Treatment Plant Primary Sedimentation Basin Rehabilitation Project

Project Location(s): 1800 Booth Road, Roseville, CA 95747. Assessor's Parcel Numbers 474-080-009-000, 474-110-001-000, 474-110-002-000, 473-080-000-000, and 473-080-002-000.

Project Description: The Environmental Utilities Department (EU) is requesting the approval of a project to restore and extend the service life of the Primary Sedimentation Basin at the Dry Creek Wastewater Treatment Plant (DCWWTP).

The basin was originally commissioned in 1991 and is part of the primary treatment process at the DCWWTP. The basin consists of four independent trains, each of which include dedicated equipment for the removal of settled solids (sludge) and surface scum. A focused condition assessment performed by a consulting engineering firm in April 2025 revealed several deficiencies, including wall cracking, deterioration of expansion joints, and corrosion-induced section loss in metal components. The rehabilitation work will address these issues through targeted concrete restoration in each train of the basin. The project will also include sealant replacement and the repair, or full replacement, of corroded metal elements. The successful completion of this project will extend the useful service life of this basin. The project would not result in an expansion of use or capacity.

Public Agency Approving Project: Roseville City Council

Agency/Individual Carrying Out Project: City of Roseville Environmental Utilities Department

Reason why this Project is Exempt: The project qualifies for a Class 1 Categorical Exemptions as described in Section 15301 of the California Environmental Quality Act (CEQA) guidelines which state:

> "Class 1 consists of … repair… of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use… Examples include but are not limited to:…(b) Existing facilities of both investor and publicly owned utilities to provides electric power, natural gas, sewerage, or other public utilities…"

The project consists of the repair of the Primary Sedimentation Basin at the DCWWTP to rehabilitate and extend the useful life of the facility. The project would not result in expansion of use and would be located in substantially the same location and serves the same purpose as the existing building. Consequently, the Class 1 Categorical Exemption applies.

Lead Agency Contact Person: Arashdeep Singh, Roseville Department of Environmental Utilities (916-746-1854).

Signature: _____ Date: 7/16/2025

Jessica Lynch, Environmental Coordinator
City of Roseville

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.24
File #: 0800-02
Item ID: 2025-452

Title:	Dry Creek Wastewater Treatment Plant Operations and Laboratory Building Project Construction Management Services – Professional Services Agreement
Contact:	Inderpreet Chaggar 916-774-5553 ikchaggar@roseville.ca.us

SUMMARY

Staff recommends approval and award of a professional services agreement to 4LEAF, Inc. in the amount of $964,520 for construction management services for the Dry Creek Wastewater Treatment Plant Operations and Laboratory Building Project. The Project is being funded from available resources in the Wastewater Regional Rehabilitation Fund for the rehabilitation portion of the project (approximately 31%) and from the capital improvement project budget approved by the South Placer Wastewater Authority (SPWA) for the building expansion (approximately 69%).

RECOMMENDATION

Staff recommends that the City Council adopt a resolution to approve a professional services agreement with 4LEAF, Inc. for construction management services for the Dry Creek Wastewater Treatment Plant Operations and Laboratory Building Project and authorize the City Manager to execute it on behalf of the City.

BACKGROUND

The existing operations building at Dry Creek Wastewater Treatment Plant (DCWWTP) is aging, and a larger building is required to accommodate staff growth and increase lab space needs based on required regulatory compliance. The City entered into a professional design services agreement with Williams + Paddon Architects Planners, Inc. (W+P) on October 6, 2021. On August 30, 2022, W+P merged with 19six Architects, Inc. and design efforts for the new Operations and Laboratory Building at DCWWTP have been completed by 19six.

The new Operations and Laboratory Building at DCWWTP is a 10,000-square-foot building that will house the operations and laboratory staff at DCWWTP. The new building will replace the existing administration and laboratory building at DCWWTP and will include office space, training and conference rooms, laboratory area, sleeping quarters and mechanical and electrical rooms.

Construction of the new building will take place in phases, including partial construction of the new building, demolition of the existing building, and completed construction of the new building and site improvements. This construction phase will require skilled construction management services to ensure successful completion of the project.

On March 17, 2025, the Environmental Utilities Department published a Request for Proposals (RFP 08-153) seeking professional consulting firms to submit proposals for construction management services for the Project. One (1) firm submitted a proposal to the City Clerk's office for review and consideration. Based upon evaluation of the proposal, and negotiation, staff recommends awarding the contract for construction

management services to 4LEAF.

FISCAL IMPACT

This project is funded jointly by the Wastewater Regional Rehabilitation Fund and the SPWA Fund, with a cost split of 31% and 69%, respectively, between the two funds. The project budget includes sufficient funding for this Professional Services Agreement for Construction Management Services with 4LEAF for $964,520.

ENVIRONMENTAL REVIEW

The proposed project involves the minor alteration and replacement of existing structures and facilities. This activity is categorically exempt from CEQA as a Class 1 and Class 2 Exemption (State CEQA Guidelines Sections 15301 and15302). The Exemption has been prepared and no further CEQA action is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Inderpreet Chaggar, Senior Engineer

Sean Bigley, Environmental Utilities Director

ATTACHMENTS:

1. Resolution 25-267
2. Professional Services Agreement
3. Notice of Exemption

REVIEWERS:

Inderpreet Chaggar, Environmental Utilities Department - Technical Services	Created/Initiated - 7/7/2025
Brian Craighead, Environmental Utilities Department - Solid Waste	Approved - 7/17/2025
Sean Bigley, Environmental Utilities Department - All	Approved - 7/18/2025
Gretchen Hakala, City Attorney Department	Approved - 7/18/2025
Katrina Six, City Clerk Department	Approved - 7/23/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/25/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/25/2025
Katrina Six, City Clerk Department	Final Approval - 7/25/2025

RESOLUTION NO. 25-267

APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND 4LEAF, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a professional services agreement for construction management services for the Dry Creek Wastewater Treatment Plant Operations and Laboratory Building Project, by and between the City of Roseville and 4LEAF, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said professional services agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

PROFESSIONAL SERVICES AGREEMENT

Construction Management Services for the

Dry Creek Wastewater Treatment Plant Operations and Laboratory Building Project

THIS AGREEMENT is made and entered into this ___ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and 4LEAF, Inc., a California corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY issued Request for Proposal # 08-153 for professional services in regards to Construction Management Services for the Dry Creek Wastewater Treatment Plant Operations and Laboratory Building project; and

WHEREAS, CONSULTANT has prepared a proposal dated April 25, 2025, which describes the scope of work to be performed by CONSULTANT, the budget for the work, and the schedule for performance of the work; and

WHEREAS, CONSULTANT is qualified and experienced to provide such professional services.

NOW, THEREFORE, the parties agree as follows:

1. Services. CONSULTANT shall perform, at the direction of CITY, the scope of services as described in EXHIBIT "A," attached hereto and incorporated herein by this reference.

2. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the budget estimate as described in EXHIBIT "B," attached hereto and incorporated herein by this reference. Total compensation shall not exceed nine hundred sixty-four thousand, five hundred twenty dollars ($964,520).

CONSULTANT shall submit one monthly invoice for its services. Such invoices shall be delineated by task, the person performing the services, and the hourly rate, which shall be stated in time increments of not greater than one tenth (1/10) hours. CITY shall pay invoices within thirty (30) days after receipt, if the services specified in the invoice have been satisfactorily completed.

3. Indemnification. To the fullest extent allowed by law, CONSULTANT shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of CONSULTANT's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from CITY's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

CONSULTANT agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONSULTANT and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

CONSULTANT's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

4. Insurance. CONSULTANT agrees to continuously maintain, in full force and effect, the following minimum policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY
Workers' Compensation	Statutory
Commercial General Liability	$1,000,000 each occurrence $2,000,000 aggregate Personal Injury: $1,000,000 each occurrence $2,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Professional Liability (errors and omissions)	$1,000,000 per claim $2,000,000 aggregate

a. Form. CONSULTANT shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.

b. Additional Insureds. CONSULTANT shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of CONSULTANT. The additional insured coverage under the CONSULTANT's policy shall be

primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

c. Cancellation/Modification. CONSULTANT shall provide ten (10) days written notice to CITY prior to cancellation or modification of any insurance required by this Agreement.

d. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of CITY (if agreed to in a written contract) before CITY's own insurance shall be called upon to protect it as a named insured.

e. Subcontractors. CONSULTANT agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, CONSULTANT shall require its subcontractors to agree to be bound to CONSULTANT and CITY in the same manner and to the same extent as CONSULTANT is bound to CITY under this Agreement. Additionally, CONSULTANT shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor,

regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

f. Self-Insured Retentions. All self-insured retentions ("SIR") must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or CITY. CITY reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

g. Waiver of Subrogation. CONSULTANT hereby agrees to waive subrogation which any insurer of CONSULTANT may acquire from CONSULTANT by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of CITY, its officers, agents, employees and volunteers for all worked performed by CONSULTANT, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve CONSULTANT of liability in excess of such coverage, nor shall it preclude CITY from taking such other actions as are available to it under any other provisions of this Agreement or law.

5. Records. CONSULTANT and its subcontractors shall maintain all files and records relating to the services performed hereunder during the term of this Agreement and for a period of not less than one (1) year after the date of termination or expiration. Provided, however, that in the event of litigation or settlement of claims arising from the performance of

this Agreement, CONSULTANT and its subcontractors shall maintain all files and records until such litigation, appeals or claims are resolved. Duly authorized representatives of CITY shall have right of access during normal business hours and after reasonable notice to CONSULTANT's and subcontractors' files and records relating to the services performed hereunder and may review and copy the files and records at appropriate stages during performance of the services and during the one (1) year period following termination or expiration of this Agreement. CONSULTANT shall include this provision in its contracts with all subcontractors.

6. Time is of the Essence. Time is of the essence of this Agreement.

7. Prevailing Wages. When applicable, for purposes of this Agreement, CONSULTANT and its subcontractors shall comply with all applicable prevailing wage laws, e.g., but not limited to, California Labor Code Sections 1770 et seq. In accordance with said Section 1775, CONSULTANT shall forfeit as a penalty to the City two hundred dollars ($200) for each calendar day or portion thereof for each worker paid less than the prevailing rates for such work or craft in which such worker is employed for any work done on-site under the Agreement by CONSULTANT or by any subcontractor in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to said Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage shall be paid to each worker by CONSULTANT or the applicable subcontractor.

Pursuant to the provisions of California Labor Code Section 1773, the contracting department has identified the source, stated below, of the general prevailing rate of wages

applicable to the site to be done, for straight time, overtime, and holiday work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining agreement of the particular craft, classification or type of worker concerned. These wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm.

Pursuant to Labor Code Section 1773.2, general prevailing wage rates set forth above, which forms a part of this Agreement, shall be posted by CONSULTANT at a prominent place at the work site. Prevailing wage rates to be posted at the work site will be furnished by the contracting department. The possibility of wage increases is one of the elements to be considered by CONSULTANT in determining its proposal and will not under any circumstances be considered as the basis of a claim against CITY or the Agreement.

8. Compliance with Laws. CONSULTANT shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

9. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

10. Public Contracts: Conflicts of Interest. CONSULTANT's duties and services under this Agreement shall not include preparing or assisting CITY with any portion of the CITY's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with CITY. CITY shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this project. CONSULTANT's participation in the planning, discussions, or drawing of project plans or specifications shall be limited to conceptual, preliminary, or initial plans or specifications.

CONSULTANT shall cooperate with CITY to ensure that all bidders for a subsequent contract on any subsequent phase of this project have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by CONSULTANT pursuant to this Agreement.

11. 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.

12. The Levine Act Disclosure. The Levine Act (Govt. Code, Section 84308) requires a Party (and its agent(s), if any) to a Proceeding before the City of Roseville that involves any action or consideration related to their contract, license, permit, or other entitlement for use, to disclose any campaign contributions made to CITY elected or appointed officers totaling more than $250 within the twelve (12) months prior to the CITY decision and while a proceeding is pending, and includes certain prohibitions on contribution activity thereafter. If applicable campaign contributions have been made by CONSULTANT and/or its agent(s), CONSULTANT is responsible for compliance, including for its disclosure obligations, if any, as further described at:

https://www.roseville.ca.us/government/departments/city_clerk/transparency/levine_act.

13. Assignment. CONSULTANT is employed to perform unique personal services. CONSULTANT shall not assign this Agreement without the prior written consent of CITY. CONSULTANT shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

14. Independent Contractor. CONSULTANT, inclusive of its agents, officers, employees, volunteers, independent contractors, and subcontractors, shall act as an independent

contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

CONSULTANT and CITY agree that: (a) CONSULTANT is free from the control and direction of CITY in connection with the performance of the work; (b) CONSULTANT is providing services directly to CITY; (c) CONSULTANT has and will maintain at all relevant times a business license; (d) CONSULTANT maintains a business location that is separate from CITY; (e) CONSULTANT is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONSULTANT actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONSULTANT advertises and holds itself out to the public as available to provide the same or similar services; (h) CONSULTANT provides its own tools, vehicles, and equipment to perform the services; (i) CONSULTANT has negotiated its own rates; (j) CONSULTANT set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONSULTANT has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

15. Representations and Warranties. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the

Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

16. Successors in Interest. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

17. Copyright, Ownership and Use of Materials. All tangible material ("Material") created or delivered pursuant to this Agreement is considered a work made for hire under the Copyright Act. To the extent such Material does not qualify as a work made for hire, CONSULTANT hereby assigns to CITY all right, title, and interest, including but not limited to all copyrights, in all Material created by CONSULTANT in its performance under this Agreement. Material constitutes the scope of work outlined in Exhibit A and attached hereto, and all written and other tangible expressions, including but not limited to, drawings (including computer aided drawings), papers, documents, reports, surveys, renderings, exhibits, sketches, maps, models, prints, paintings or photographs, in any and all media or formats in which such materials have been created or are maintained. All Material furnished by CONSULTANT is, and shall remain, the property of CITY.

CONSULTANT shall execute any documents necessary to effectuate such assignment. In the event that CONSULTANT uses, employs, designates, or retains any person or entity who is not an employee of CONSULTANT, to perform any work required of it pursuant to this Agreement, CONSULTANT shall require said person or entity to execute an agreement containing the preceding paragraph.

18. Termination of Agreement. The City may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager. CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days

advance written notice. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any Material, notwithstanding any termination or any dispute regarding the amount to be paid.

19. Attorney's Fees; Venue; Governing Law. If either party commences any legal action against the other party arising out of this Agreement or the performance hereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorney's fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

20. Modification. This Agreement and each provision contained herein may be waived, amended, supplemented or eliminated only by mutual written agreement of the parties.

21. Severability. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.

22. Notices. Any notices to parties required by this Agreement shall be delivered personally or mailed, U.S. first class postage prepaid, addressed as follows:

CITY OF ROSEVILLE	CONSULTANT
City of Roseville Inderpreet Chaggar 2005 Hilltop Circle Roseville, CA 95747	4LEAF, Inc. Bert Gross 8996 N. Winding Way Fair Oaks, CA 95628

Either party may amend its address for notice by giving notice to the other party in writing.

23. Integrated Agreement. This is an integrated agreement and contains all of the terms, considerations, understanding and promises of the parties. It shall be read as a whole.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the ___ day of _____, 20__, and CONSULTANT has caused this Agreement to be executed.

CITY OF ROSEVILLE, a municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

4LEAF, Inc., a California corporation

BY: _____
its: Gene Barry, Vice President

and

BY: _____
its: Kevin Duggan, Secretary

APPROVED AS TO SUBSTANCE:

BY: _____
SEAN BIGLEY
Environmental Utilities Director

EXHIBIT “A”

CM SERVICES
DCWWTP Plant Operations and Laboratory Building Project
RFP #08-153

PROJECT UNDERSTANDING

The project will construct a new 12,000 square foot operations building and site improvements at the central-eastern side of the Dry Creek WWTP campus, just north of the existing operations building in Roseville. The project is divided into two phases, both including demolition and construction.

Phase 1 Demolition covers the demolition of the existing gazebo structure and selected site improvements that include old pavement, flatwork, a path with a wooden pergola structure, and irrigation, manholes and old lighting features.

Phase 2 Construction of new Operations and Laboratory Building includes construction of the new Operations and Laboratory building, tenant improvements and associated sitework and utilities. The new building will be a single story steel vertical structure supported on shallow foundations with a concrete slab-on-grade floor, metal siding and CMU exterior walls, and standing seam metal sloped roofs and single ply roofing.

The existing Operations and Lab Building contains the SCADA network and Operations Center. All functions are to remain fully operational during construction. Lobby and exterior access shall remain accessible during construction until demolition of the existing Operations and Lab Building.

Phase 3 Demolition of Existing Facility Building involves the demolition of the existing Operations and Lab Building and selective demolition of existing site improvements and utilities in preparation of construction for Phase 2 Construction Site Improvements.

Phase 4 Construction of new Parking Area, on-site improvements include earthwork, grading and on-site utilities, A/C pavement and concrete drives, parking stalls, sidewalks, curbs, gutters, picnic tables, shade structures, landscaped areas.

The new Operations and Lab Building shall remain accessible during construction of onsite improvements. All utility shut offs and transfers in the field must be verified, including communication vaults, to ensure existing buildings and infrastructure remain fully operational.

The project is scheduled to go into construction in October 2025, with CM contract tasks beginning in September.

SCOPE OF SERVICES

TASK 01 – CONSTRUCTION MANAGEMENT PROJECT MANAGEMENT

Track work performed, Percent complete, monthly invoicing for CM contract
Review/Monitor Contractor Schedule - track actual vs planned
Act as a liaison between City staff, Contractor, and the Design Engineer, external
Coordinate with City Inspectors for Water Utility and Wastewater Utility Staff
Create the Quality Control Plan for CM Scope of Services

TASK 02 - CONSTRUCTION CONTRACT ADMINISTRATION

Create and maintain all project files - ProCore for As Builts, RFI, Submittals, CO's, etc.
Conduct weekly progress meetings, site meetings with Contractor & City, prepare minutes
Log Equipment and Labor
Review Certified Payroll, Contractor Pay Requests
Review and Route Submittals, RFI's, Design Revisions
Track and maintain As-Builts / Submit updates monthly with Pay Requests (Procore)
Work with Design Consultant (19Six Architects) to complete Asset Management spreadsheet.
Monitor Contractor work for acceptability, compliance with permits, mitigation measures
Monitor/report compliance with DIR, OSHA, SWPPP, other labor, safety, health measures
Coordinate Testing and Start-up with Contractor

4.3 TASK 03 - CHANGE MANAGEMENT

Research submittals, recommend resolutions for claims, different site conditions, etc.
Develop Change Order requests, review contractor change order submittals
Coordinate change order approval and implementation with Contractor

4.4 TASK 04 - FIELD INSPECTION (Inspector = Lyndon Ludford / Backup Inspector = John Van Osdol)

Complete daily inspector reports in Procore
Daily Review/inspect contractor's work for compliance with contract documents
Maintain well organized and labeled digital photographic records
Review contractor survey layouts
Ensure contractor properly complies with safety/health of workers, report non-compliance
Provide Special Inspections as required per project documents

4.5 TASK 06 - FINAL COMPLETION SERVICES

Coordinate Collection system reconnection and start-up
Coordinate construction walk thru/ final inspection with City, Designer, Contractor
Develop punch list, inspect punch list items, final inspection with City/Contractor
Check contractor final submittals: O&M manuals, warranties, bonds, lien release, record drawings
Recommend final release of payments and retention to Contractor
Final As-Builts, Complete set of contract documents to City

4.5 TASK 06 - FINAL COMPLETION SERVICES continued:

Coordinate with the Architect/Design Consultant and Contractor to ensure that all the required submittals including operations and maintenance manuals (electronic and three (3) hard copies are required), as-builts, warranties, bonds, lien release information, and record drawings have been submitted and approved. Ensure Asset Management information , SCADA, and PLC programming have been submitted and approved.

Conduct Final Inspections and Certification, by a registered design professional that the Project has been completed in accordance with submitted approved drawings and specification and any modifications thereto.

EXHIBIT “B”

CM SERVICES - Dry Creek Wastewater Treatment Plant Operations and Laboratory Building Project - RFP #08-153

365 Calendar Days / 245 Work Days	CM/RE	PM	PROJECT ADMIN	LEAD INSPECTOR	PRINCIPAL	TOTALS
Billing Rate:	$192	$202	$148	$181	$210	
4.1 TASK 01 - CM PROJECT MANAGEMENT						
Hours	550	8	550		8	
Cost	$105,600	$1,616	$81,400		$1,680	**$190,296**
4.2 TASK 02 - CONSTR CONTRACT ADMINISTRATION						
Hours	500	16	500		8	
Cost	$96,000	$3,232	$74,000		$1,680	**$174,912**
4.3 TASK 03 - CHANGE MANAGEMENT						
Hours	250	16	200		4	
Cost	$48,000	$3,232	$29,600		$840	**$81,672**
4.4 TASK 04 - FIELD INSPECTION						
Hours	80		100	2,020		
Cost	$15,360		$14,800	$365,620		**$395,780**
4.6 TASK 06 - FINAL COMPLETION SERVICES						
Hours	240	16	120	8	4	
Cost	$46,080	$3,232	$17,760	$1,448	$840	**$69,360**
TOTAL COST	**$311,040**	**$11,312**	**$217,560**	**$367,068**	**$5,040**	**$912,020**
4.5 TASK 05 - MATERIALS TESTING SVCS (CTS, Inc.)						
					Material Testing / Special Inspection - CTS, Inc.	**$50,000**
					Miscellaneous Expenses (copying, etc.)	**$2,500**
					GRAND TOTAL	**$964,520**

BASIS OF CHARGES

A. Rates shown assume projects under this on-call contract will require compliance with California Prevailing Wage rate requirements, and assumes the City will be filing a PWC-100 Form to the California Department of Industrial Relations (DIR) for the project.

B. Rates for prevailing wage categories are subject to annual escalations in accordance with the wage determinations from the California DIR.

C. Per the new requirements being enforced under SB 854 and because it is assumed that a PWC-100 Form will be filed by the City to the CA DIR for each project, 4LEAF is required to notify an authorized Apprenticeship Committee through submittal of a DAS-140 form. We are then required to make an official request to an authorized Apprenticeship Committee for an apprentice by submitting a DAS-142 form. We are not assured the apprenticeship committee will be able to provide a suitable/qualified apprentice for the project. Per the apprenticeship requirements, the hours worked by the apprentice must be in a ratio of 1:5 for apprentice to journeyman hours. 4LEAF will not know the labor classification of the Public Works Apprentice until an Apprentice is dispatched to the site; therefore, the rates for the five Periods listed under the California DIR's Wage determination for Building Construction Inspector were used to determine the range of hourly rates for Public Works Inspector Apprentice.

D. All invoicing will be submitted monthly.

E. Overtime will be charged as follows:

- *Overtime (over 8 hour M-F or Saturdays)*
- *Overtime (over 8 hours Sat or 1st 8 hour Sun)*
- *Overtime (over 8 hours Sun or Holidays)*

F. All work with less than 8 hours rest between shifts will be charged the appropriate overtime rate.

G. Site work is subject to an 8 hour minimum unless stated otherwise.

Notice of Exemption

To: Placer County Clerk
Recorder's Office
2954 Richardson Drive
Auburn, CA 95603

From: City of Roseville
Development Services Dept.
311 Vernon Street
Roseville, CA 95678

Project Title: Dry Creek Wastewater Treatment Plant Operations and Laboratory Building Project – Construction Management Services (RFP # 08-153) – Award of Professional Services Agreement

Project Location(s): 1800 Booth Road, Roseville, CA 95747. Assessor's Parcel Numbers 474-080-009-000, 474-110-001-000, 474-110-002-000, 473-080-000-000, and 473-080-002-000.

Project Description: The Environmental Utilities Department (EU) is requesting the approval of professional services agreement for construction management for the replacement of the existing outdated and undersized administration and laboratory building at the Dry Creek Wastewater Treatment Plant (DCWWTP). The existing building at DCWWTP is aging and a larger building is required to accommodate existing staff and increased lab space needs based on required regulatory compliance. Design is complete.

The new Operations and Laboratory Building at DCWWTP is a 10,000 square-foot (sf) building that will house the existing operations and laboratory staff at DCWWTP. The new building will replace the existing administration and laboratory building at DCWWTP and will include office space, training and conference rooms, laboratory area, and mechanical and electrical room. The project would not result in an expansion of use or capacity.

Public Agency Approving Project: Roseville City Council

Agency/Individual Carrying Out Project: City of Roseville Environmental Utilities Department

Reason why this Project is Exempt: The project qualifies for Class 1 and Class 2 Categorical Exemptions as described in Sections 15301 and 15302 of the California Environmental Quality Act (CEQA) guidelines which state:

> "Class 1 (Existing Facilities) consists of … minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use… Examples include but are not limited to:…(b) Existing facilities of both investor and publicly owned utilities to provides electric power, natural gas, sewerage, or other public utilities…" and;
>
> (e) Additions to existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or (2) 10,000 square feet if: (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) The area in which the project is located is not environmentally sensitive."

> "Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to… (c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity."

The project consists of the construction of a 10,000 sf Operations and Laboratory Building to replace the existing undersized and outdated laboratory at the DCWWTP. The project would not result in expansion of use and would be located in substantially the same location and serves the same purpose as the existing building. Consequently, the Class 1 and Class 2 Categorical Exemptions apply.

Lead Agency Contact Person: Inderpreet K Chaggar, Roseville Department of Environmental Utilities (916-774-5553).

Signature: _____ Date: 6/5/2025

Jessica Lynch, Environmental Coordinator
City of Roseville

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.25
File #: 0800-03
Item ID: 2025-461

Title:	Second Reading - Roseville Municipal Code Updates - Electric Zero Emission Public Transit Time of Use Rate
Contact:	Kerri Crosby 916-746-1263 kcrosby@roseville.ca.us

SUMMARY

Staff recommends approval of the second reading of an ordinance approving amendments to Section 14.24.055 of Chapter 14.24 of the Roseville Municipal Code.

RECOMMENDATION

Staff recommends that the City Council approve for second reading, an ordinance approving amendments to Section 14.24.055 of Chapter 14.24 of the Roseville Municipal Code. These amendments reflect the recommended new Zero Emission Public Transit Time of Use (TOU) General Service (GS) 2 rate, updates to City-owned EV Charging station language and removes the expired Energy Cost Surcharge.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

Not applicable.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

2. Remain fiscally responsible in a changing world

Respectfully Submitted,
Kerri Crosby, Electric Business Analyst

Daniel Beans, Electric Utility Director

ATTACHMENTS:

1. Ordinance 6976

REVIEWERS:

Katrina Six, City Clerk Department	Created/Initiated - 7/11/2025
Katrina Six, City Clerk Department	Final Approval - 7/11/2025

ORDINANCE NO. 6976

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 14.24.055 OF CHAPTER 14.24 OF TITLE 14 OF THE ROSEVILLE MUNICIPAL CODE REGARDING OUTDOOR, STREET LIGHTING, TRAFFIC SIGNAL, AND ELECTRIC VEHICLE CHARGING RATES

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. The section of the Roseville Municipal Code listed above is hereby amended to read as shown on Attachment "A".

SECTION 2. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 3. The City Clerk is hereby directed to cause this ordinance to be published in full at least once within fourteen (14) days after it is adopted in a newspaper of general circulation in the City, or shall within fourteen (14) days after its adoption cause this ordinance to be posted in full in at least three (3) public places in the City and enter in the Ordinance Book a certificate stating the time and place of said publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 20_, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____

MAYOR

ATTEST:

_____

City Clerk

ATTACHMENT "A"

§ 14.24.055. Outdoor, street lighting, traffic signal, and electric vehicle charging rates.

A. Outdoor Lighting Rate. All unmetered service including outdoor lighting service, will be charged in accordance with engineering determinations made by Roseville Electric. Service furnished under this rate may be discontinued at any location where the city's overhead facilities are relocated, converted to underground, or the space on the pole utilized by the light is needed by the city for other facilities. The outdoor lighting the monthly billing will be as follows:

1. Effective June 1, 2024.

Rate Code	Rate ($/month)
FL03	$8.57
FL14	$57.76
FL23	$150.30
FL27	$412.00
100W Sodium Vapor	$6.56
175W Mercury Vapor	$9.73
200W Sodium Vapor	$14.52
400W Mercury Vapor	$22.52
400W Sodium Vapor	$22.52

2. Effective January 1, 2025.

Rate Code	Rate ($/month)
FL03	$9.97
FL14	$67.20
FL23	$174.86
FL27	$479.32
100W Sodium Vapor	$7.63
175W Mercury Vapor	$11.32
200W Sodium Vapor	$16.89
400W Mercury Vapor	$26.20
400W Sodium Vapor	$26.20

B. Street Lighting Rate. Consumption on city-owned streetlights is not metered. The base charge is set using estimated consumption. For the city-owned street lighting account, the monthly billing will be as follows:

1. Base Charge.

    a. Effective June 1, 2024, a charge of $19,499.96 per month.

    b. Effective January 1, 2025, a charge of $22,686.14 per month.

C. Traffic Signal Rate. For all city-owned traffic signal electric service, the monthly billing will be as follows:

1. Effective June 1, 2024.

Customer Charge	$35.10 per meter, per month
Energy Charge	$0.0451 per kWh
California Renewable Energy Requirement Surcharge	$0.0056 per kWh
California Greenhouse Gas Emission Reduction Requirement Surcharge	$0.0002 per kWh
Hydroelectric Adjustment	Annually adjusted charge or credit on billings that will be applied from July 1 to June 30 each fiscal year, as prescribed in Section 14.24.052

2. Effective January 31, 2025.

Customer Charge	$35.10 per meter, per month
Energy Charge	$0.0604 per kWh
California Renewable Energy Requirement Surcharge	$0.0056 per kWh
California Greenhouse Gas Emission Reduction Requirement Surcharge	$0.0002 per kWh
Hydroelectric Adjustment	Annually adjusted charge or credit on billings that will be applied from July 1 to June 30 each fiscal year, as prescribed in Section 14.24.052

D. City-Owned Electric Vehicle (EV) Charging Stations.

1. . **Liability for Services Rendered**
The City of Roseville shall be responsible for all electric utility charges associated with city-owned properties that provide public electric vehicle (EV) charging stations. Billing for electric services shall adhere to the rates specified in Section 14.24 of the Roseville Municipal Code. To offset these expenses, the City may establish agreements with third-party operators to recover costs related to electricity usage, equipment, maintenance, and operational expenditures.

2. **Third-Party Operator Charging Service Rates and Fees:**
City-approved, third-party EV charging station operators are authorized to set user fees that encompass the current City of Roseville electricity rates, costs associated with equipment maintenance, and any additional operational expenses. Operators are required to clearly disclose all fees associated with the use of EV charging stations at the point of sale.

E. Zero Emission Public Transit TOU General Service 2 Rate

1. Effective September 6, 2025

The Zero Emission Public Transit TOU General Service 2 rate is an optional rate that applies to public transit fleet EV charging that is separately metered on a dedicated service meter. This rate is intended for public agency use only and includes charging for light-duty, medium-duty, and heavy-duty battery electric vehicles (BEVs) and plug-in hybrid electric vehicles (PHEVs).

The Zero Emission Public Transit TOU General Service 2 rate is designated specifically for publicly owned transit EV charging where electricity is not resold to end users through a third-party operated service. It is intended solely for use in support of public transit bus electrification.

Basic Service Charge	$65.00 per meter, per month
Demand Charge	
Winter	$6.16 per kW
Summer	$6.16 per kW
Energy Charge	
Winter	
Off Peak	$0.1224 per kWh
On Peak	$0.1596 per kWh
Super Peak	$0.1596 per kWh
Summer	
Off Peak	$0.1596 per kWh
On Peak	$0.1965 per kWh
Super Peak	$0.2523 per kWh
California Renewable Energy Requirement Surcharge	$0.0056 per kWh
California Greenhouse Gas Emission Reduction Requirement Surcharge	$0.0002 per kWh
Hydroelectric Adjustment	Annually adjusted charge or credit on billings that will be applied from July 1 to June 30 each fiscal year, as prescribed in Section **14.24.052**

F. Pole Attachment Rate. This rate applies to general service accounts attached to unmetered Roseville assets where the consumption of electricity is small or can be predetermined with reasonable accuracy by reference to the capacity of equipment served and the hours of operation. Roseville Electric will calculate electricity consumption in lieu of providing metering equipment.

1. Effective June 1, 2024.

Basic Service Charge	$13.28 per attachment, per month
Energy Charge	$0.1431 per kWh

2. Effective January 1, 2025.

Basic Service Charge	$13.28 per attachment, per month
Energy Charge	$0.1570 per kWh

G. All rates in subsection A of this section will increase or decrease at the same percentage as the percentage change applied to the rates for the GS-1 rate classification.

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.26
File #: 0216-02
Item ID: 2025-462

Title:	Second Reading - Roseville Municipal Code Update – Repeal of REACH Fund
Contact:	Megan Scheid 916-774-5455 mscheid@roseville.ca.us

SUMMARY

Staff recommends approval of the second reading of an ordinance repealing Chapter 4.07, Roseville Employees Annual Charitable Hearts ("REACH") Fund, and making conforming edits to remove reference to REACH in Section 2.18.030 of Chapter 2.18 of the Roseville Municipal Code, due to changes that have reduced the REACH Fund balance to zero.

RECOMMENDATION

Staff recommends that the City Council approve the second reading of an ordinance repealing Chapter 4.07, Roseville Employees Annual Charitable Hearts ("REACH") Fund, and making conforming edits to remove reference to REACH in Section 2.18.030 of Chapter 2.18 of the Roseville Municipal Code.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

Not applicable.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

6. Deliver exceptional City services

Respectfully Submitted,
Megan Scheid, Deputy City Manager

Megan Scheid, Deputy City Manager

ATTACHMENTS:

1. Ordinance 6977

REVIEWERS:

Katrina Six, City Clerk Department	Created/Initiated - 7/11/2025
Katrina Six, City Clerk Department	Final Approval - 7/11/2025

ORDINANCE NO. 6977

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 2.18.030 OF CHAPTER 2.18 OF TITLE 2 OF THE ROSEVILLE MUNICIPAL CODE REGARDING GRANTS ADVISORY COMMISSION RESPONSIBILITIES AND REPEALING CHAPTER 4.07 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ROSEVILLE EMPLOYEES ANNUAL CHARITABLE HEARTS FUND

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 2.18.030 of Chapter 2.18 of Title 2 of the Roseville Municipal Code is hereby amended to read as follows:

2.18.030. Responsibilities.

A. Reviews and recommends Citizens' Benefit Fund (Chapter 4.06) grant application processes and policies for grants to be approved by the city council.

B. Acts as a forum for public participation in review of Citizens' Benefit Fund grant applications.

C. Annually reviews and makes recommendations on Citizens' Benefit Fund grant applications.

D. Monitors approved grants and reviews annual reports for measurable outcomes.

E. Recommends to the city council the use of the interest earned by the city on the proceeds of the sale of the Roseville Community Hospital in the award of Citizens' Benefit Fund grants.

SECTION 2. Chapter 4.07 of Title 4 of the Roseville Municipal Code is hereby repealed in its entirety.

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

City Council Communication

Meeting Date: 8/6/2025
Item #: VI.27
File #: 0102-03
Item ID: 2025-535

Title:	Minutes of Prior Meetings
Contact:	Melissa Lipp 9167745268 MLLipp@roseville.ca.us

SUMMARY

Staff recommends approval of the minutes of the July 16, 2025 City Council Closed Session Meeting, and the July 16, 2025 City Council Meeting.

RECOMMENDATION

Approve the minutes of the July 16, 2025 City Council Closed Session Meeting, and the July 16, 2025 City Council Meeting.

BACKGROUND

Not applicable.

FISCAL IMPACT

There is no fiscal impact associated with this request.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. The City Council minutes are not subject to CEQA. No additional environmental review is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

6. Deliver exceptional City services

Respectfully Submitted,
Melissa Lipp, City Clerk Technician

Carmen Avalos, City Clerk

ATTACHMENTS:

1. July 16, 2025 City Council Closed Session Minutes
2. July 16, 2025 City Council Meeting Minutes

REVIEWERS:

Melissa Lipp, City Clerk Department	Created/Initiated - 7/24/2025
Melissa Lipp, City Clerk Department	Final Approval - 7/24/2025

Krista Bernasconi, Mayor
Karen Alvord, Vice Mayor
Bruce Houdesheldt, Councilmember
Tracy Mendonsa, Councilmember
Pauline Roccucci, Councilmember
Dominick Casey, City Manager
Michelle Sheidenberger, City Attorney
Carmen Avalos, City Clerk

MINUTES

City Council Closed Session Meeting
July 16, 2025
5:30 PM
City Council Chambers, 311 Vernon Street

I. CALL TO ORDER

Mayor Krista Bernasconi called the meeting to order at 5:32 p.m.

II. ROLL CALL

Present: Vice Mayor Alvord, Councilmember Houdesheldt, Councilmember Mendonsa, Councilmember Roccucci, Mayor Bernasconi.

III. PUBLIC COMMENTS

No public comment received.

IV. CLOSED SESSION

1. Conference with Legal Counsel – Anticipated Litigation

Summary: Pursuant to Government Code Section 54956.9(d)(2)
Significant exposure to litigation – one case

CONTACT: Michelle Sheidenberger 916-774-5325 msheidenberger@roseville.ca.us

Closed Session Discussion: No reportable action taken.

V. ADJOURNMENT

Mayor Krista Bernasconi adjourned the meeting at 5:45 p.m.

Krista Bernasconi, Mayor
Karen Alvord, Vice Mayor
Bruce Houdesheldt, Councilmember
Tracy Mendonsa, Councilmember
Pauline Roccucci, Councilmember
Dominick Casey, City Manager
Michelle Sheidenberger, City Attorney
Carmen Avalos, City Clerk

MINUTES

City Council Regular Meeting
July 16, 2025
6:00 PM
City Council Chambers, 311 Vernon Street

I. CALL TO ORDER

Mayor Bernasconi called the meeting to order at 6:00 p.m.

II. ROLL CALL

Present: Vice Mayor Alvord, Councilmember Houdesheldt, Councilmember Mendonsa, Councilmember Roccucci, Mayor Bernasconi.

III. PLEDGE OF ALLEGIANCE

Roseville Police Chief Troy Bergstrom led the Pledge of Allegiance.

IV. MEETING PROCEDURES

City Clerk Carmen Avalos announced the procedures for addressing the City Council.

V. PUBLIC COMMENTS

This is the first opportunity to make a public comment on non-agenda items.

Niko Karragiannidis - Spoke on illegal bottle rockets.

Wyatt Decker - Spoke on issues concerning Code Enforcement.

Jennifer Chapman - Spoke on ordinance updates, speed limits and signage on Sunrise Avenue, and appreciation of notification of Maidu Museum.

VI. PRESENTATIONS

1. Proclamation - Parks and Recreation Month July 2025 (CITY CLERK DEPARTMENT)

Summary: Proclaim July 2025 as Parks and Recreation Month and urge all residents to visit and enjoy Roseville's recreation facilities, parks, trails and open spaces.

CONTACT: Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

The City Council will consider the recommendation to:

a. Proclaim July 2025 as Parks and Recreation Month.

City Council made the presentation to Parks, Recreation & Libraries Director Jill Geller and staff, who responded.

VII. CONSENT CALENDAR

Motion by Councilmember Houdesheldt; seconded by Councilmember Roccucci, to Approve the items as recommended with Vice Mayor Karen Alvord recusing from Item 26. The motion Passed.

Ayes: Vice Mayor Alvord, Councilmember Houdesheldt, Councilmember Mendonsa, Councilmember Roccucci, Mayor Bernasconi.

2. Outdoor Switchgear Motor Control Centers for Roseville RPEAK Facility (RFQ 10-3414) - Purchase Order Amendment (FINANCE DEPARTMENT - PURCHASING)

Summary: Staff recommends approval of a purchase order amendment with Siemens Industry, Inc. in the amount of $50,542.04 for the purchase of Outdoor Switchgear Motor Control Centers for the Roseville RPEAK Facility. This increase reflects the addition of sales tax, which raises the total spending authority from $652,155.17 to $702,697.21. Adequate resources are available in the Electric Fund for this purchase.

CONTACT: Sue Jessup 916-746-1107 sjessup@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve a purchase order amendment with Siemens Industry, Inc.

3. Resolution of Intention to Form Creekview Phase 5 Community Facilities District No. 1 (Public Facilities) (FINANCE DEPARTMENT)

Summary: Staff recommends approval to set a meeting date of August 20, 2025, at 6 p.m., in the Roseville Civic Center, Council Chambers at 311 Vernon Street, Roseville, California, as the time and place to conduct a public hearing. Anthem United Homes, Inc. (Anthem United), the landowner proposed to be included in the community facilities district, has requested the City form a Community Facilities District (CFD) under the Mello-Roos Community Facilities Act of 1982 to provide funding for certain authorized public facilities within the property, as detailed in the List of Authorized Facilities and Services. The project is approximately 58 acres and is planned to be developed into 285 low-density residential units at build-out. The CFD will generate special taxes that will be paid by property owners within the district boundary, sufficient to cover the costs of debt service, CFD administration, and any authorized pay-as-you-go facilities, as listed in the authorized facilities or services, as well as provide funding in the future for maintenance/replacement of constructed facilities. The formation and administration of the CFD will not impact the City's General Fund.

CONTACT: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-236 forming a Community Facilities District and Levy a special tax in Creekview Phase 5 Community Facilities District No. 1 (Public Facilities) to authorize the levy of a special tax therein to finance public facilities and public services in and for such community facilities district; and

b. Adopt Resolution No. 25-237 intention to incur bonded indebtedness to finance the acquisition and construction of certain public facilities in and for Creekview Phase 5 Community Facilities District No. 1 (Public Facilities).

4. Hydrofluosilicic Acid (BACC 08-2025) - Contract Purchase Agreement (FINANCE DEPARTMENT - PURCHASING)

Summary: Staff recommends approval of a contract purchase agreement with DuBois Chemicals, Inc. in the amount of $120,000 for FY2025-26 to supply and deliver hydrofluosilicic acid. Adequate funding is available in the FY2025-26 Water Operations Fund budget for this purchase.

CONTACT: Becky Philipp 916-746-1110 bphilipp@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-221 approving a contract purchase agreement, by and between the City of Roseville and Dubois Chemicals, Inc., and authorizing the City Manager to execute it on behalf of the City of Roseville.

5. 600V, 15kV and Control and Instrumentation Cable (RFQ 10-3419) – Purchase Orders (FINANCE DEPARTMENT - PURCHASING)

Summary: Staff recommends approval of open purchase orders with American Wire Group LLC, The Okonite Company, Southwire Company LLC, and General Pacific, Inc. as the lowest responsive and responsible bidders for the purchase of 600V, 15kV and Control and Instrumentation Cable in response to Request for Quotations (RFQ) No. 10-3419. The total spending authority for the initial contract period and the optional renewal years through FY2029-30 is a not-to-exceed amount of $19,000,000. Funding is included in the Electric Fund budget for FY2025-26 for this purchase.

CONTACT: Sue Jessup 916-746-1107 sjessup@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-247 approving a purchase order for 600v, 15kv and control and instrumentation cable; and

b. Adopt Resolution No. 25-248 approving a purchase order for 600v, 15kv and control and instrumentation cable; and

c. Adopt Resolution No. 25-249 approving a purchase order for 600v, 15kv and control and

instrumentation cable; and

d. Adopt Resolution No. 25-250 approving a purchase order for 600v, 15kv and control and instrumentation cable.

6. Irrigation Controllers (RFQ 10-3416) - Purchase Order (FINANCE DEPARTMENT - PURCHASING)

Summary: Staff recommends approval of a purchase order with Heritage Landscape Supply Group, Inc. dba Normac, as the lowest responsive and responsible bidder for irrigation controllers in response to Request for Quotations (RFQ) No. 10-3416. The cost of the controllers is $157,165.50 plus sales tax of $12,180.33, for a grand total of $169,345.83. Funding is included in the FY2025-26 General Fund budget for this purchase.

CONTACT: Sue Jessup 916-746-1107 sjessup@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve a purchase order to Heritage Landscape Supply Group, Inc. dba Normac.

7. League of California Cities Annual Conference – Designation of Voting Delegate (PUBLIC AFFAIRS AND COMMUNICATIONS DEPARTMENT)

Summary: Staff recommends Council appoint a voting delegate and alternate for the League of California Cities General Assembly business meeting on Friday, October 10, 2025. The proposed appointments are Dennis Kauffman, Assistant City Manager/Chief Financial Officer, as the voting delegate, and Scott Pettingell, Finance Director, as the alternate. Participation in the General Assembly allows the City to vote on policy resolutions that guide the League's positions and advocacy efforts on behalf of California cities.

CONTACT: Rob Baquera 916-746-1170 rbaquera@roseville.ca.us

The City Council will consider the recommendation to:

a. Appoint by motion, Dennis Kauffman, Assistant City Manager/Chief Financial Officer as the voting delegate and Scott Pettingell, Finance Director as the alternate voting delegate to the League of California Cities business meeting of the General Assembly.

8. Staffing Updates (HUMAN RESOURCES DEPARTMENT)

Summary: Staff recommends approval of the Roseville Police Association A & B salary schedules reflecting the addition of a Real Time Crime Center Specialist and a Police Systems Security and Compliance Technician classifications; the Confidential A & B salary schedules reflecting the addition of a Senior Executive Assistant classification; the Management A & B salary schedules reflecting the addition of Assistant Environmental Utilities Director of Operations and Environmental Utilities Policy and a Compliance Manager classifications; and the Temporary salary schedule reflecting the addition of a Therapeutic Recreation Specialist. Most of these allocation changes were included in the FY2025-26 budget. For the remainder of FY2025-26, the financial impact of the recommendations to the General Fund is $14,546, and to the Water, Wastewater, and Waste Services Operations Funds is $42,147. Beyond this fiscal year, the

recommended changes have an annual ongoing impact of $15,758 to the General Fund and $45,659 to the Water, Wastewater, and Waste Services Operations Funds. All net budget increases can be covered by the General Fund and Water, Wastewater, and Waste Services Operations Funds, so no budget adjustments are requested at this time.

CONTACT: Macy Dippert 916-774-5215 mdippert@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Ordinance No. 6966 amending Ordinance No. 6922, the salary ordinance for non-sworn employees represented by the Roseville Police Association, as amended by appendix "E" to be effective July 26, 2025 as an urgency measure; and

b. Adopt Ordinance No. 6967 amending Ordinance No. 6921, the salary ordinance for seasonal/temporary employees, as amended by appendix "Y" to be effective July 26, 2025, as an urgency measure; and

c. Adopt Ordinance No. 6968 amending Ordinance No. 6919, the salary ordinance for management employees, as amended by appendix "J" to be effective July 26, 2025, as an urgency measure; and

d. Adopt Ordinance No. 6969 amending Ordinance No. 6921, the salary ordinance for seasonal/temporary employees, as amended by appendix "Y" to be effective July 26, 2025, as an urgency measure.

e. Approve the revised citywide allocation schedule effective July 26, 2025.

9. Vision Program - Memorandum of Understanding (HUMAN RESOURCES DEPARTMENT)

Summary: Staff recommends approval of an updated Memorandum of Understanding (MOU) with the Public Risk Innovation, Solutions, and Management (PRISM), a Joint Powers Authority, previously known as California State Association of Counties Excess Insurance Authority, which brings together California public agencies in a risk-sharing pool that provides vision benefits for eligible employees of participating member agencies, and staff further recommends the City Manager be authorized to execute non-substantive updates to the MOU going forward. There is no fiscal impact associated with approval of the MOU.

CONTACT: Macy Dippert 916-774-5215 mdippert@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-251 approving a memorandum of understanding, by and between the City of Roseville and the Public Risk Innovation, Solutions, and Management ('prism'), and authorizing the City Manager to execute it on behalf of the City of Roseville.

10. 2025 Electric Utility Wildfire Mitigation Plan (ELECTRIC DEPARTMENT - DISTRIBUTION & OPERATIONS)

Summary: Staff recommends approval of the 2025 Wildfire Mitigation Plan (Plan) and its associated Independent Evaluator's Report. This Plan is crucial for ensuring the safety of the public and City employees during utility operations. It also meets the mandates of Senate Bill 901 and complies with Public Utilities Code Section 8387. The Plan details the specific actions the utility will take to reduce the risk of wildfires caused by power lines and other equipment. There is no cost associated with the approval of the Plan.

CONTACT: Tom Pontes 916-774-5550 tpontes@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve the 2025 Electric Utility Wildfire Mitigation Plan and related Independent Evaluator's Report.

11. Western Systems Power Pool - Master Confirmation Agreement, Collateral Annex and Cover Sheet Elections (ELECTRIC DEPARTMENT - FINANCIAL & ADMINISTRATIVE)

Summary: Staff recommends approval of the Western Systems Power Pool (WSPP) Master Confirmation Agreement, Collateral Annex and Cover Sheet Elections, with Merrill Lynch Commodities, Inc. ("MLCI"). These documents supplement the WSPP Agreement previously executed by the City and establish industry-standard credit and collateral provisions that would apply to any future wholesale physical power transactions with MLCI under the WSPP framework. There is no cost associated with the execution of these documents.

CONTACT: Patrick Zanardelli 916-774-5673 pzanardelli@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-252 approving the western systems power pool master confirmation agreement, collateral annex, and cover sheet elections, by and between the City of Roseville and Merrill Lynch Commodities, Inc., and authorizing the City Manager to execute it on behalf of the City of Roseville.

12. Roseville Peakers Evaporative Cooling System - Sole Source Purchase Order Change Order (ELECTRIC DEPARTMENT - ENGINEERING)

Summary: Staff recommends approval of a change order in the amount of $80,500 to the existing sole source purchase order with GE Verona Operations, LLC for the evaporative cooling system equipment at the Roseville Peakers to cover the cost of international shipping. The total cost of the purchase order with this change order is not to exceed $2,359,494.39, with funding for this project included in the Electric Department's FY2025-26 budget in the Electric Fund.

CONTACT: Michael Zasso 916-746-1665 mzasso@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve a change order to the sole source purchase order with GE Vernova Operations, LLC.

13. **Purchase of Natural Gas - Base Contract** (ELECTRIC DEPARTMENT - FINANCIAL & ADMINISTRATIVE)

Summary: Staff recommends approval of the North American Energy Standards Board (NAESB) Base Contract for Sale and Purchase of Natural Gas with Glencore Ltd. ("Glencore"). Executing this NAESB Base Contract will expand Roseville's pool of pre-approved natural gas counterparties, enhancing procurement flexibility for the electric utility. There is no cost associated with the execution of these documents.

CONTACT: Patrick Zanardelli 916-774-5673 pzanardelli@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-239 approving a base contract, by and between Glencore Ltd. and the City of Roseville, and authorizing the City Manager to execute it on behalf of the City of Roseville.

14. **Winding Creek Adventure Club Facility – Contract Purchase Agreement** (PARKS, RECREATION, AND LIBRARIES DEPARTMENT - RECREATION)

Summary: Staff recommends approval of a contract purchase agreement with Class Leasing LLC in the amount of $453,012.90 for the purchase, delivery and installation of a Department of State Architect Modular Building to operate a new Adventure Club at Winding Creek Elementary School, opening in the fall of 2026, and to approve change order requests in an amount not to exceed 10% of the contracted amount. Funding is included in the Adventure Club Facility - Winding Creek Project in the Youth Development Fund.

CONTACT: Rob Nakamura 916-774-5135 rnakamura@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-240 approving a contract purchase agreement, by and between the City of Roseville and Class Leasing LLC, and authorizing the City Manager to execute it on behalf of the City of Roseville.

15. **West Side Maintenance Yard Modular Building - Contract Purchase Agreement** (PARKS, RECREATION, AND LIBRARIES DEPARTMENT - PARK DEVELOPMENT)

Summary: Staff recommends approval of a contract purchase agreement with McGrath RentCorp dba Mobile Modular Management Corporation in the amount of $272,541.93 for the purchase of a portable office building for maintenance at the Placer Valley Soccer Complex and west side parks, and authorize staff to approve change order requests in an amount not to exceed 10% of the contracted amount. Funding is included in the West Side Maintenance Yard Project in the General Fund.

CONTACT: Tara Gee 916-774-5253 tgee@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-253 approving a contract purchase agreement, by and between the City of Roseville and McGrath Rentcorp dba Mobile Modular Management Corporation, and authorizing the City Manager to execute it on behalf of the City of Roseville.

16. Regulation Soccer Goals - Contract Purchase Agreement (PARKS, RECREATION, AND LIBRARIES DEPARTMENT - RECREATION)

Summary: Staff recommends approval of a contract purchase agreement with Net World Sports Limited in the amount of $130,167.28 for the purchase, delivery and assembly of soccer goals, nets and corner flags for the Placer Valley Soccer Complex scheduled to open in late 2025. Funding is included in the multi-funded Soccer Complex Capital Improvement Project.

CONTACT: Rob Nakamura 916-774-5135 rnakamura@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-222 approving a contract purchase agreement, by and between the City of Roseville and Net World Sports Limited, and authorizing the City Manager to execute it on behalf of the City of Roseville.

17. Roseville Aquatics Complex - Joint Use Agreement (PARKS, RECREATION, AND LIBRARIES DEPARTMENT - RECREATION)

Summary: Staff recommends approval of a Joint Use Agreement with California Capital Aquatics for their use of the Roseville Aquatics Complex, effective July 17, 2025, through December 31, 2028. California Capital Aquatics will pay the City's General Fund a monthly rental fee over the term of this agreement, in addition to fees for their use in excess of the agreement. The monthly rental fee in Year 1 is $11,891 per month, with inflationary adjustments in subsequent years.

CONTACT: Jeff Nereson 916-774-5974 jnereson@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-245 approving a joint use agreement, by and between the City of Roseville and California Capital Aquatics, and authorizing the City Manager to execute it on behalf of the City of Roseville.

18. Roseville Aquatics Complex Renovations – Professional Design Services Agreement (PARKS, RECREATION, AND LIBRARIES DEPARTMENT - PARK DEVELOPMENT)

Summary: Staff recommends approval of a professional design services agreement with WMB Architects, Inc. in an amount not to exceed $229,410 to provide architectural services for renovations of the competition pool and locker/restrooms at the Roseville Aquatics Complex. Funding is included in the Roseville Aquatics Complex Renovations Project in the FY2025-26 Parks, Recreation & Libraries Capital Projects Fund budget.

CONTACT: Tara Gee 916-774-5253 tgee@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-235 approving a professional design services agreement, by and between the City of Roseville and WMB Architects Inc., and authorizing the City Manager to execute it on behalf of the City of Roseville.

19. Doyle Park Play Structure Replacement - Contract Purchase Agreement (PARKS, RECREATION, AND LIBRARIES DEPARTMENT - PARK DEVELOPMENT)

Summary: Staff recommends approval of a contract purchase agreement with PlayPower LT Farmington Inc. C/O All About Play in the amount of $250,000 for a play structure replacement at Doyle Park and authorize staff to approve change order requests in an amount not to exceed 10% of the contracted amount. Funding is included in the FY2025-26 budget through the Parks, Recreation & Libraries Capital Projects Fund.

CONTACT: Tara Gee 916-774-5253 tgee@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-234 approving a contract purchase agreement, by and between the City of Roseville and Playpower LT Farmington Inc c/o All About Play, and authorizing the City Manager to execute it on behalf of the City of Roseville.

20. Wastewater Collections Lateral Lining Materials - Sole Source Purchase Order (ENVIRONMENTAL UTILITIES DEPARTMENT - WASTEWATER)

Summary: Staff recommends approval of a sole source purchase order with Waterline Renewal Technologies Management, LLC dba LMK Technologies, LLC, including four (4) additional (1) year renewals to purchase lateral lining materials for the wastewater collection system. Lateral lining materials are installed using lateral lining equipment to prevent sewer lateral infiltration and protect the environment and City customers from sewer backups and spills, and are only sold by LMK Technologies, LLC. The estimated total cost of the purchase order for the first year is $100,000 and the total not-to-exceed cost including the renewals is $700,000. Funding will be provided from the Environmental Utilities Department's approved budget in the Wastewater Operations Fund.

CONTACT: Loni Randolph 916-746-1898 lrandolph@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-229 approving a purchase order for wastewater collections lateral lining materials.

21. Dry Creek Wastewater Treatment Plant Solids Train Process Optimization Study - Professional Design Services Agreement Amendment and Budget Adjustment (ENVIRONMENTAL UTILITIES DEPARTMENT - WASTEWATER)

Summary: Staff recommends approval of a first amendment to the professional design services agreement with West Yost & Associates, Inc., in the amount of $103,000 to complete the Dry

Creek Wastewater Treatment Plant Solids Train Process Optimization Study for a revised not-to-exceed amount of $545,091. This item also requests approval of a $130,000 budget adjustment for the Project using available resources in the Wastewater Regional Rehabilitation Fund.

CONTACT: Tracie Mueller 916-774-5688 trmueller@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-230 approving a first amendment to professional design services agreement, by and between the City of Roseville and West Yost & Associates, Inc., and authorizing the City Manager to execute it on behalf of the City of Roseville and;

b. Adopt Ordinance No. 6965 authorizing certain amendments to the fiscal year 2025-26 budget and declaring this ordinance to be immediately effective as an appropriation measure.

22. Dry Creek Wastewater Treatment Plant 66-inch Influent Pipe Replacement Project Bypass Pumping - Sole Source Contract Purchase Agreement (ENVIRONMENTAL UTILITIES DEPARTMENT - WASTEWATER)

Summary: Staff recommends approval of a sole source contract purchase agreement with Herc Rentals, Inc. for the rental of bypass pumping equipment, materials, High-Density Polyethylene pipe fusion, and pump watch services for the Dry Creek Wastewater Treatment Plant 66-inch Influent Pipe Replacement Project for a not-to-exceed amount of $170,000. Staff also recommends approval of change orders for the project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed ten percent (10%) of the contract price. The sole source contract is recommended due to two unsuccessful procurements, which led staff to change course and procure the equipment and materials to perform the work themselves. Funding will be provided from the Environmental Utilities Department's approved budget for the Dry Creek Wastewater Treatment Plant 66-inch Influent Pipe Replacement Project, which is funded by the Wastewater Regional Rehabilitation Fund.

CONTACT: Loni Randolph 916-746-1898 lrandolph@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-254 approving a contract purchase agreement, by and between the City of Roseville and Herc Rentals, Inc., and authorizing the City Manager to execute it on behalf of the City of Roseville.

23. Wastewater Treatment Plant Capacity Analysis Consulting Services – Professional Services Agreement Amendment (ENVIRONMENTAL UTILITIES DEPARTMENT - WASTEWATER)

Summary: Staff recommends approval of a second amendment to a professional services agreement with Woodard & Curran Inc. for the Wastewater Treatment Plant Capacity Analysis project in the amount of $124,000, for a revised total agreement amount of $1,514,137. Funding for this agreement is provided by the South Placer Wastewater Authority (SPWA).

CONTACT: Arashdeep Singh 916-618-1939 asingh@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-241 approving a second amendment to professional services agreement, by and between the City of Roseville and Woodard & Curran Inc., and authorizing the City Manager to execute it on behalf of the City of Roseville.

24. On-Call Construction Management and Inspection Services - Professional Services Agreements
(ENVIRONMENTAL UTILITIES DEPARTMENT - TECHNICAL SERVICES)

Summary: Staff recommends approval of on-call professional services agreements with Brown and Caldwell, Inferrera Construction Management Group, Kennedy/Jenks Consultants, MCK Americas, Water Works Engineers, and West Yost with not-to-exceed costs of $400,000 per agreement for the initial one-year term, with two additional one-year renewals for On-Call Construction Management and Inspection Services. These projects may be funded by the Environmental Utilities Department's rehabilitation programs, operating budgets, or capital improvement programs, at no cost to the General Fund.

CONTACT: Rana Moore 916-774-5581 rcmoore@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-223 approving an on-call professional services agreement, by and between the City of Roseville and Brown and Caldwell, and authorizing the City Manager to execute it on behalf of the City of Roseville; and

b. Adopt Resolution No. 25-224 approving an on-call professional services agreement, by and between the City of Roseville and Inferrera Construction Management Group, and authorizing the City Manager to execute it on behalf of the City of Roseville; and

c. Adopt Resolution No. 25-225 approving an on-call professional services agreement, by and between the City of Roseville and Kennedy/Jenks Consultants, and authorizing the City Manager to execute it on behalf of the City of Roseville; and

d. Adopt Resolution No. 25-226 approving an on-call professional services agreement, by and between the City of Roseville and MCK Americas, and authorizing the City Manager to execute it on behalf of the City of Roseville; and

e. Adopt Resolution No. 25-227 approving an on-call professional services agreement, by and between the City of Roseville and Water Works Engineers, and authorizing the City Manager to execute it on behalf of the City of Roseville; and

f. Adopt Resolution No. 25-228 approving an on-call professional services agreement, by and between the City of Roseville and West Yost, and authorizing the City Manager to execute it on behalf of the City of Roseville.

25. Resolution - Carla Campos

Summary: Commend Carla Campos for 11 years of outstanding service and dedication to the City of Roseville and the Development Services Department, congratulate her for her many accomplishments, and wish her a long, healthy, and enjoyable retirement.

CONTACT: Blair Hutchison 916-774-5266 bmhutchison@roseville.ca.us

26. FY2025-26 Homeless Prevention and Rapid Rehousing - Grant Agreements (ECONOMIC DEVELOPMENT DEPARTMENT - HOUSING)

Summary: Staff recommends approval of agreements with Advocates for Mentally Ill Housing, Inc. in the amount of $375,000, and The Gathering Inn in the amount of $125,000 for Homeless Prevention and Rapid Rehousing services. The Homeless Prevention and Rapid Rehousing grant program is funded with Low- and Moderate-Income Housing Asset Fund resources and State of California Permanent Local Housing Allocation funding. The agreements will not create additional costs to the City's General Fund.

CONTACT: Kristine Faelz 916-774-5451 kpfaelz@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-242 approving a grant agreement, by and between the City of Roseville and Advocates for Mentally Ill Housing, Inc., and authorizing the City Manager to execute it on behalf of the City of Roseville; and

b. Adopt Resolution No. 25-243 approving a grant agreement, by and between the City of Roseville and The Gathering Inn, and authorizing the City Manager to execute it on behalf of the City of Roseville.

27. Homeless Outreach Worker - Contract Amendment (ECONOMIC DEVELOPMENT DEPARTMENT - HOUSING)

Summary: Staff recommends approval of the Homeless Outreach Worker Contract Amendment between the County of Placer, Department of Health and Human Services, and the City. The amendment will extend the contract through June 30, 2026, and supports the City's goal to maintain a safe and healthy community. The City's portion of this contract is funded with Low and Moderate Income Housing Asset Funds. No General Fund resources were used for the Homeless Outreach Worker Contract and no additional funding is required at this time.

CONTACT: Suzanne Acrell 916-774-5469 sacrell@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-233 approving a contract amendment, by and between the County of Placer, Health and Human Services and the City of Roseville, and authorizing the City Manager to execute it on behalf of the City of Roseville.

28. Police Body Armor - Purchase Order (POLICE DEPARTMENT)

Summary: Staff recommends approval of a purchase order with Black Box Safety, Inc. for the purchase of Police Body Armor in the amount of $173,261.96. Funding for this purchase was included in the Police Equipment Replacement project budget in the Equipment Replacement Fund.

CONTACT: Mark Peinado 916-774-5021 mcpeinado@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve a purchase order to Black Box Safety, Inc.

29. Westbrook Boulevard Segment 5 - Notice of Completion (DEVELOPMENT SERVICES DEPARTMENT - ENGINEERING DIVISION)

Summary: Staff recommends approval of the Notice of Completion for the Westbrook Boulevard Segment 5 project. This action has no impact on the City's General Fund. Construction costs were paid by the developer.

CONTACT: Troy Galvin 916-774-5441 jtgalvin@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-238 accepting the public work known as Westbrook Boulevard Segment 5 project, approving the "Notice of Completion", and authorizing and directing the City Engineer to execute said notice on behalf of the City of Roseville, therefore, and accepting a portion of the dedications offered on the recorded map of the subdivision.

30. Creekview Phase 5 Village 1 and Creekview Phase 5 Village 2 Subdivisions - Final Maps and Subdivision Agreement (DEVELOPMENT SERVICES DEPARTMENT - ENGINEERING DIVISION)

Summary: Staff recommends approval of the Creekview Phase 5 Village 1 and Creekview Phase 5 Village 2 final maps and approval of a Subdivision Agreement with Anthem United Creekview Development Limited Partnership. The Engineering Division has completed its review of the final maps and found them in compliance with the approved tentative maps. The Creekview Phase 5 Village 1 map will create 94 residential lots and the Creekview Phase 5 Village 2 map will create 52 residential lots and 2 public landscape lots. The actions requested have no fiscal impact on the City's General Fund.

CONTACT: Robert Medina 916-774-5517 rmedina@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve the Creekview Phase 5 Village 1 final map on file with the City Clerk and accept, on behalf of the public, the public utility easements offered thereon and accept, subject to improvement, the rights of way offered thereon, and approve the abandonment of the easements as listed thereon; and

b. Approve the Creekview Phase 5 Village 2 final map on file with the City Clerk and accept, on behalf of the public, the public utility easements offered thereon and accept, subject to

improvement, Lots A and B, and the rights of way offered thereon, and approve the abandonment of the easements as listed thereon; and

c. Adopt Resolution No. 25-231 approving a subdivision agreement, by and between the City of Roseville and Anthem United Creek View Development View Development Leadership Development Limited Partnership, and authorizing the city manager to execute it on behalf of the City of Roseville.

31. Creekview Phase 5 Village 3 and Creekview Phase 5 Village 4 Subdivisions - Final Maps and Subdivision Agreement (DEVELOPMENT SERVICES DEPARTMENT - ENGINEERING DIVISION)

Summary: Staff recommends approval of the Creekview Phase 5 Village 3 and Creekview Phase 5 Village 4 final maps and approval of a Subdivision Agreement with Anthem United Creekview Development Limited Partnership. The Engineering Division has completed its review of the final maps and found them in compliance with the approved tentative maps. The Creekview Phase 5 Village 3 map will create 78 residential lots and 1 public landscape lot and the Creekview Phase 5 Village 4 will create 61 residential lots and 1 public landscape lot. The actions requested have no fiscal impact on the City's General Fund.

CONTACT: Robert Medina 916-774-5517 rmedina@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve the Creekview Phase 5 Village 3 final map on file with the City Clerk and accept, on behalf of the public, the public utility easements offered thereon and accept, subject to improvement, Lot A and the rights of way offered thereon, and approve the abandonment of the easements as listed thereon; and

b. Approve the Creekview Phase 5 Village 4 final map on file with the City Clerk and accept, on behalf of the public, the public utility easements offered thereon and accept, subject to improvement, Lot A and the rights of way offered thereon, and approve the abandonment of the easements as listed thereon; and

c. Adopt Resolution No. 25-232 approving a subdivision agreement, by and between the City of Roseville and Anthem United Creekview Development Limited Partnership, and authorizing the City Manager to execute it on behalf of the City of Roseville.

32. Infill Parcel 13 - 1028 Main Street Subdivision – Maintenance Agreement (DEVELOPMENT SERVICES - PLANNING)

Summary: Staff recommends approval of a Maintenance Agreement with Roseville 10, LLC that pertains to landscaping within the right of way adjacent to Lot 10 of the INFILL PCL 13 - 1028 Main Street Subdivision. The agreement will grant Roseville 10, LLC the responsibility of constructing, installing, and maintaining the landscaped area located within the right of way adjacent to Lot 10.

CONTACT: Escarlet Mar 916-774-5247 emar@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution 25-244 approving a Maintenance Agreement by and between the City of Roseville and Roseville 10, LLC, and authorizing the City Manager to execute it on behalf of the City of Roseville.

33. Sierra Vista Specific Plan KT-42 - Parcel Map (DEVELOPMENT SERVICES DEPARTMENT - ENGINEERING DIVISION)

Summary: Staff recommends approval of the Sierra Vista Specific Plan KT-42 Parcel Map. The Engineering Department has reviewed the subject parcel map and found that it is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance and all conditions of the tentative map have been met. This map will create two parcels for future development. The actions requested have no fiscal impact on the City's General Fund.

CONTACT: Robert Medina 916-774-5517 rmedina@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve the parcel map on file with the City Clerk and;

b. Accept, on behalf of the public, the public easements offered thereon for dedication and accept, subject to improvement, the rights of way offered thereon for dedication; and approve the abandonment of the right of way and easements listed thereon.

34. Parking Lot at the Maidu Soccer Fields - Approval of Plans and Specifications and Authorization to Call for Bids (PUBLIC WORKS DEPARTMENT - ENGINEERING - CITY PROJECT'S)

Summary: Staff recommends approval of the plans and specifications for the Parking Lot at the Maidu Soccer Fields project and authorize staff to call for bids. The base project includes the construction of a 35-space paved parking lot and associated drainage facilities. An alternate bid item is included to pave an additional 50 spaces, if funding allows. Construction of the base project is estimated at approximately $390,000 and construction is planned for late fall 2025 to spring 2026. This project is funded by the General Fund.

CONTACT: Nick Bumb 916-746-1313 nfbumb@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve the plans and specifications for the Parking Lot at the Maidu Soccer Fields and authorize staff to call for bids.

35. Old Fiddyment Road Culvert Repair Project - Contract Purchase Agreement Amendment (PUBLIC WORKS DEPARTMENT - ENGINEERING - CITY PROJECT'S)

Summary: Staff recommends approval of an amendment to a contract purchase agreement with DeSilva Gates Construction, LLC extending the end date of the agreement from June 30, 2025 to June 30, 2026, for the repairs associated with the Old Fiddyment Road Culvert Repair Project. The project is funded by the General Fund and Local Transportation Funds, and there are

sufficient funds budgeted for the project. No additional funds are necessary at this time. The project is anticipated to be completed this summer.

CONTACT: Jesse Khatkar 916-774-5434 jskhatkar@roseville.ca.us

The City Council will consider the recommendation to:

a. Adopt Resolution No. 25-246 approving amendment 1 to contract purchase agreement, by and between the City of Roseville and Desilva Gates Construction LLC, and authorizing the City Manager to execute it on behalf of the City of Roseville.

36. Minutes of Prior Meetings (CITY CLERK DEPARTMENT)

Summary: Staff recommends approval of the minutes of the June 4, 2025 City Council/Housing Authority Meeting, the June 18, 2025 City Council Closed Session Meeting, and the June 18, 2025 City Council/Housing Authority/Finance Authority/Natural Gas Financing Authority Meeting.

CONTACT: Melissa Lipp 9167745268 MLLipp@roseville.ca.us

The City Council will consider the recommendation to:

a. Approve the minutes of the June 4, 2025 City Council/Housing Authority Meeting, the June 18, 2025 City Council Closed Session Meeting, and the June 18, 2025 City Council/Housing Authority/Finance Authority/Natural Gas Financing Authority Meeting.

37. Roseville Municipal Code Update – Repeal of REACH Fund (CITY MANAGER DEPARTMENT - DEPUTY CITY MANAGER)

Summary: Staff recommends the City Council introduce for first reading an ordinance repealing Chapter 4.07, Roseville Employees Annual Charitable Hearts (“REACH”) Fund, and making conforming edits to remove reference to REACH in Section 2.18.030 of Chapter 2.18 of the Roseville Municipal Code, due to changes that have reduced the REACH Fund balance to zero. The REACH Fund is different from the REACH Committee, through which staff have the opportunity to donate directly to or raise funds for local non-profit organizations, conduct donation drives, and volunteer.

CONTACT: Megan Scheid 916-774-5455 mscheid@roseville.ca.us

The City Council will consider the recommendation to:

a. Introduce for first reading an ordinance repealing Chapter 4.07, Roseville Employees Annual Charitable Hearts (“REACH”) Fund, and making conforming edits to remove reference to REACH in Section 2.18.030 of Chapter 2.18 of the Roseville Municipal Code.

END OF CONSENT CALENDAR

VIII. PUBLIC HEARINGS

NOTICE TO THE PUBLIC: Public Hearing Process

City Council, when considering the matter, 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

Any challenges in court about public hearing matters noticed on this agenda may be limited to only those issues, that were raised orally at the public hearing or in written form received by the City on or before the hearing.
Public Hearings listed for continuance will be continued and posting of this agenda will serve as notice of continuation.

38. Roseville Municipal Code Updates - Electric Zero Emission Public Transit Time of Use Rate
(ELECTRIC DEPARTMENT - FINANCIAL & ADMINISTRATIVE)

Summary: Staff recommends the City Council introduce for first reading, an ordinance approving amendments to Section 14.24.055 of Chapter 14.24 of the Roseville Municipal Code. These amendments reflect the recommended new Zero Emission Public Transit Time of Use General Service (GS) 2 rate, updates to City-owned EV charging station language and removes the expired Energy Cost Surcharge. The proposed rate aligns with the current GS2 rate structure and supports the City's requirements for transportation electrification.

CONTACT: Kerri Crosby 916-746-1263 kcrosby@roseville.ca.us

The City Council will consider the recommendation to:

a. Introduce for first reading, an ordinance approving amendments to Section 14.24.055 of Chapter 14.24 of the Roseville Municipal Code.

Mayor Bernasconi opened the public hearing at 6:27 p.m.

Assistant Electric Utility Director Joanna Cucchi introduced Electric Business Analyst Kerri Crosby.

Kerri Crosby made the presentation to the City Council.

No public comment received.

Mayor Bernasconi closed the public hearing at 6:32 p.m.

Motion by Councilmember Roccucci; seconded by Councilmember Mendonsa, to Introduce for first reading an ordinance approving amendments to Section 14.24.055 of Chapter 14.24 of the Roseville Municipal Code. The motion Passed .

IX. PUBLIC COMMENTS

This is the second opportunity to make a public comment on non-agenda items.

No public comment received.

X. STAFF/COUNCIL REPORTS

Council member Pauline Roccucci reported on community events.

Northern California Power Association Meeting - Councilember Roccucci reported on attendance.

Regional Water Authority Meeting - Councilmember Roccucci reported on attendance.

Sites Reservoir Meeting - Councilmember Roccucci reported on attendance.

Councilmember Mendonsa attended a meeting regarding long range plans for updates on the corridor.

Vice Mayor Alvord thanked Public Safety departments during the 4th of July festivities.

Western Placer Waste Management Authority Meeting - Councilmember Houdesheldt spoke on attendance.

Mayor Bernasconi reported on various city events.

XI. ADJOURNMENT

Mayor Bernasconi adjourned the meeting at 6:42 p.m.

City Council Communication

Meeting Date: 8/6/2025
Item #: VII.28
File #: 0206-03-01
Item ID: 2025-463

Title:	Villages at Sierra Vista Community Facilities District No. 1 - Series 2025 Bond Issuance
Contact:	Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us

SUMMARY

Staff recommends approval of the 2025 Bonds which are being issued at the developer's request, in an amount not to exceed $6,750,000, to (i) construct and acquire certain public facilities of benefit to the District, (ii) provide for a deposit to a debt service reserve account for the 2025 Bonds, (iii) and pay for costs of issuance of the 2025 Bonds. The maximum authorized indebtedness for the District is $310,000,000. The CFD will generate special taxes that will be paid by the property owners sufficient to pay the costs of the debt service, CFD administration, and any authorized pay-as-you-go reimbursements for public facilities, as well as provide funding in the future for maintenance/replacement of constructed facilities. The issuance of these bonds will not impact the City's General Fund.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution authorizing the issuance of special tax bonds for, and on behalf of, the City of Roseville Villages at Sierra Vista Community Facilities District (CFD) No. 1 (Public Facilities), approving and directing the execution of Supplemental Agreement No. 5 to Fiscal Agent Agreement, approving the form of the Preliminary Official Statement, approving sales of such bonds pursuant to a Bond Purchase Agreement, and approving other related documents and actions.

BACKGROUND

The Villages at Sierra Vista CFD No. 1 (Public Facilities) was formed on May 2, 2018, with Resolution 18-119. Since the first bond series was issued on July 23, 2019, there have been four additional bond issuances for this CFD. The current outstanding principal balance of the current outstanding series is $39,430,000. The 2025 Bonds are being issued at the developer's request, in an amount not to exceed $6,750,000, to (i) construct and acquire certain public facilities of benefit to the District, (ii) provide for a deposit to a debt service reserve account for the 2025 Bonds, (iii) and pay for costs of issuance of the 2025 Bonds. The maximum authorized indebtedness for the District is $310,000,000.

FISCAL IMPACT

The CFD will generate special taxes that will be paid by the property owners, sufficient to pay the costs of the debt service, CFD administration, and any authorized pay-as-you-go reimbursements for public facilities, as well as provide funding in the future for maintenance/replacement of constructed facilities. The issuance of these bonds will not impact the City's General Fund.

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 adoption of the resolution meets the above criteria and is not subject to CEQA. No additional

environmental review is required.

COMPLIANCE STATEMENT

In accordance with Government Code 5852.1, the following information consists of estimates of certain costs and charges for the Bonds that have been provided by the City's municipal financial advisor, which has been represented by such party to have been provided in good faith: (1) estimated true interest costs of the Bonds: 5.50%; (2) estimated finance charge of the Bonds (sum of all fees and charges paid to third parties): $387,700; (3) estimated amount of proceeds of the Bonds received by the City (net of finance charges and reserves): $4,242,625; and (4) estimated total payment amount (sum total of all payments to pay debt service on the Bonds plus the finance charge not paid with proceeds of the Bonds) calculated to the final maturity of the Bonds: $10,905,297.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

4. Invest in well-planned infrastructure and growth

Respectfully Submitted,
Jeannine Thrash, Management Analyst

Scott Pettingell, Finance Director

ATTACHMENTS:

1. Resolution 25-268
2. Supplemental Agreement No. 5 to Fiscal Agent Agreement
3. Bond Purchase Agreement
4. Preliminary Official Statement

REVIEWERS:

Jeannine Thrash, Finance Department	Created/Initiated - 7/16/2025
Scott Pettingell, Finance Department - Budget	Approved - 7/16/2025
Gretchen Hakala, City Attorney Department	Approved - 7/21/2025
Katrina Six, City Clerk Department	Approved - 7/23/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/23/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/24/2025
Dominick Casey, City Manager Department - City Manager	Approved - 7/24/2025
Katrina Six, City Clerk Department	Final Approval - 7/24/2025

RESOLUTION NO. 25-268

A RESOLUTION AUTHORIZING THE ISSUANCE OF SPECIAL TAX BONDS FOR AND ON BEHALF OF THE CITY OF ROSEVILLE VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES), APPROVING AND DIRECTING THE EXECUTION OF SUPPLEMENTAL AGREEMENT NO. 5 TO FISCAL AGENT AGREEMENT, APPROVING THE FORM OF PRELIMINARY OFFICIAL STATEMENT, APPROVING SALE OF SUCH BONDS PURSUANT TO A BOND PURCHASE AGREEMENT, AND APPROVING OTHER RELATED DOCUMENTS AND ACTIONS

WHEREAS, this City Council (the "Council") of the City of Roseville (the "City") has conducted proceedings under and pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code (the "Act"), to form the Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "District"), to authorize the levy of special taxes upon the land within the District, and to issue bonds secured by said special taxes for the purpose of providing moneys for the construction and acquisition of authorized improvements for the District; and

WHEREAS, the Council, as legislative body of the District, previously authorized the issuance of special tax bonds of the City for the District in the maximum aggregate principal amount of not to exceed $310,000,000 (the "Bond Authorization"); and

WHEREAS, pursuant to the Bond Authorization, the City previously issued for and on behalf of the District:

(1) the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2019 (the "2019 Bonds") in the initial principal amount of $12,540,000;

(2) the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2020 (the "2020 Bonds") in the initial principal amount of $9,835,000;

(3) the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2021 (the "2021 Bonds") in the initial principal amount of $10,375,000;

(4) the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2022 (the "2022 Bonds") in the initial principal amount of $3,405,000;

(5) the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2023 (the "2023 Bonds") in the initial principal amount of $4,115,000; and

WHEREAS, City now desires to issue the sixth series of the special tax bonds pursuant to the Bond Authorization, as described in more detail herein (the "Bonds"); and

WHEREAS, there has been submitted to the Council a Supplemental Agreement No. 5 to Fiscal Agent Agreement (the "Supplemental Agreement"), which supplements and amends the Fiscal Agent Agreement, dated as of July 1, 2019, Supplemental Agreement No. 1 to Fiscal Agent Agreement, dated as of July 1, 2020, Supplemental Agreement No. 2 to Fiscal Agent Agreement, dated as of August 1, 2021, Supplemental Agreement No. 3 to Fiscal Agent Agreement, dated as of August 1, 2022, and Supplemental Agreement No. 4 to Fiscal Agent Agreement, dated as of September 1, 2023 (collectively, the "Fiscal Agent Agreement"), between the City and U.S. Bank Trust Company, National Association, as successor fiscal agent; and

WHEREAS, the Supplemental Agreement provides for the issuance of the Bonds of the City for the District, and the Council, with the aid of City staff, has reviewed the Supplemental Agreement and found it to be in proper order, and now desires to approve the Supplemental Agreement and the issuance of the Bonds; and

WHEREAS, the City proposes to sell the Bonds to Piper Sandler & Co., as underwriter (the "Underwriter"), pursuant to the terms of a Bond Purchase Agreement by and between the City and the Underwriter, and the Underwriter proposes to offer the Bonds to the investing public by means of a Preliminary Official Statement, and the Council, with the aid of City staff, has reviewed the Bond Purchase Agreement and the Preliminary Official Statement and found them to be in proper order, and now desires to approve said documents; and

WHEREAS, all conditions, things and acts required to exist, to have happened and to have been performed precedent to and in the issuance of the Bonds as contemplated by this Resolution and the documents referred to herein exist, have happened and have been performed in due time, form and manner as required by the laws of the State of California, including the Act.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROSEVILLE RESOLVES AS FOLLOWS:

1. **Findings.** This Council finds and determines that it is prudent in the management and development of land in the City and the District to issue the Bonds, secured on parity with the 2019 Bonds, 2020 Bonds, 2021 Bonds, 2022 Bonds and 2023 Bonds, for the purpose of providing moneys for the construction and acquisition of authorized improvements for the District.

2. **Law Applicable.** For the purposes of these proceedings in and for the District, the Act shall be the authority for the issuance of the Bonds.

3. **Bonds Authorized.** Pursuant to the Act, this Resolution and the Fiscal Agent Agreement, special tax bonds of the City for the District designated as "City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Series 2025" in an aggregate principal amount not to exceed $6,750,000 are hereby authorized to be issued. The Bonds shall be executed in the form set forth in and otherwise as provided in the Fiscal Agent Agreement, as amended.

The Bonds shall not be issued unless the value of the real property within the District subject to the special tax to pay debt service on the Bonds, based on assessed values and/or an appraisal by an independent appraiser hired by the City for the purpose of determining such value, is at least three (3) times the proposed principal amount of the outstanding bonds plus

the Bonds proposed to be issued and secured by a special tax levied pursuant to the Act on property within the District.

4. **Supplemental Agreement.** The Council hereby approves the Supplemental Agreement in the form presented to the Council at this meeting. The City Manager, Assistant City Manager/Chief Financial Officer, Finance Director or such other person or persons as any of them may designate (each, an "Authorized Officer"), each acting alone or together with any other Authorized Officer, are each hereby authorized and directed to execute the Supplemental Agreement, in such form, together with any additions thereto or changes therein deemed necessary or advisable by the Authorized Officer executing such document upon consultation with Jones Hall, A Professional Law Corporation, as bond counsel to the City. The proceeds of the Bonds shall be applied by the City for the purposes and in the amounts as set forth in the Supplemental Agreement. The Council hereby authorizes the delivery and performance by the City of the Supplemental Agreement and the Fiscal Agent Agreement.

5. **Covenant to Foreclose.** The City hereby covenants, for the benefit of the owners of the Bonds, to commence and diligently pursue to completion any foreclosure action regarding delinquent installments of any amount levied as a special tax for the payment of interest or principal of the Bonds, said foreclosure action to be commenced and pursued as more completely set forth in the Fiscal Agent Agreement.

6. **Approval of Official Statement**. The Council hereby approves the Preliminary Official Statement with respect to the Bonds, in substantially the form on file with the City Clerk. Distribution of the Preliminary Official Statement by the City and the Underwriter is hereby approved, and, prior to the distribution of the Preliminary Official Statement, and each Authorized Officer, each acting alone or together with any other Authorized Officer, is authorized and directed, on behalf of the City, to deem the Preliminary Official Statement "final" pursuant to Rule 15c2-12 under the Securities Exchange Act of 1934 (the "Rule"). The execution of the final Official Statement, which shall include such changes and additions thereto deemed advisable by the Authorized Officer executing the same, and such information permitted to be excluded from the Preliminary Official Statement pursuant to the Rule, is hereby approved for delivery to the purchasers of the Bonds, and each Authorized Officer, each acting alone or together with any other Authorized Officer, is authorized and directed to execute and deliver the final Official Statement for and on behalf of the City, to deliver to the Underwriter a certificate with respect to the information set forth therein and to deliver to the Underwriter a continuing disclosure undertaking, the form of which is included as part of the Preliminary Official Statement, in substantially such form, together with such changes and additions thereto deemed advisable by the Authorized Officer executing the same.

7. **Approval of Bond Purchase Agreement**. The Council hereby approves the Bond Purchase Agreement between the City and the Underwriter, in substantially the form on file with the City Clerk; provided, that the aggregate principal amount of Bonds shall not exceed $6,750,000 or result in an Underwriter's discount in excess of 1.65%, or a true interest cost in excess of 6.50%. Subject to the foregoing parameters, an Authorized Officer is hereby authorized and directed to execute the Bond Purchase Agreement in substantially the form on file with the City Clerk, together with such changes and additions thereto deemed advisable by the Authorized Officer executing the same. The Council hereby finds and determines that the sale of the Bonds at negotiated sale as contemplated by the Bond Purchase Agreement will result in a lower overall cost.

8. **Actions Authorized.** All actions heretofore taken by the officers, employees and agents of the City with respect to the establishment of the District and the sale and issuance of the Bonds are hereby approved, confirmed and ratified, and the Authorized Officers of the City are hereby authorized and directed to do any and all things and take any and all actions and execute any and all certificates, agreements and other documents, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds in accordance with this resolution, and any certificate, agreement, and other document described in the documents herein approved. All actions to be taken by a specified Authorized Officer as specified herein, may be taken by the Authorized Officer or any designee, with the same force and effect as if taken by such Authorized Officer.

9. **Effectiveness.** This Resolution shall take effect upon its adoption.

* * * * *

I hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Roseville, California, at a regularly scheduled meeting thereof, held on the ____ day of _____, 2025, by the following vote of the City Council:

AYES: COUNCILMEMBERS
NOES: COUNCILMEMBERS
ABSENT: COUNCILMEMBERS
ABSTAIN: COUNCILMEMBERS

_____
Mayor

ATTEST:

_____
City Clerk

SUPPLEMENTAL AGREEMENT NO. 5 TO FISCAL AGENT AGREEMENT

by and between

CITY OF ROSEVILLE

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Fiscal Agent

Dated as of August 1, 2025

Relating to:

$_____
City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Special Tax Bonds
Series 2025

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EXHIBIT A - FORM OF 2025 BONDS

SUPPLEMENTAL AGREEMENT NO. 5 TO FISCAL AGENT AGREEMENT

THIS SUPPLEMENTAL AGREEMENT NO. 5 TO FISCAL AGENT AGREEMENT (this "Supplemental Agreement No. 5"), dated as of August 1, 2025, is by and between the CITY OF ROSEVILLE, a charter city and public body, corporate and politic, organized and existing under and by virtue of the Constitution and laws of the State of California (the "City") for and on behalf of the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "District"), and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as successor fiscal agent (the "Fiscal Agent") under a Fiscal Agent Agreement, dated as of July 1, 2019 (the "Original Fiscal Agent Agreement"), as supplemented by Supplemental Agreement No. 1 to Fiscal Agent Agreement, dated as of July 1, 2020 ("Supplemental Agreement No. 1"), Supplemental Agreement No. 2 to Fiscal Agent Agreement, dated as of August 1, 2021 ("Supplemental Agreement No. 2"), Supplemental Agreement No. 3 to Fiscal Agent Agreement, dated as of August 1, 2022 ("Supplemental Agreement No. 3"), and Supplemental Agreement No. 4 to Fiscal Agent Agreement, dated as of September 1, 2023 ("Supplemental Agreement No. 4"), by and between the Fiscal Agent and the City. The Original Fiscal Agent Agreement as supplemented by Supplemental Agreement No. 1, Supplemental Agreement No. 2, Supplemental Agreement No. 3, Supplemental Agreement No. 4 and this Supplemental Agreement No. 5 is herein referred to as the "Fiscal Agent Agreement."

RECITALS:

WHEREAS, the City Council of the City has formed the District under the provisions of the Mello-Roos Community Facilities Act of 1982, as amended (constituting Section 53311 *et seq.* of the California Government Code) (the "Act"); and

WHEREAS, the City Council, as the legislative body of the District, is authorized under the Act to levy special taxes to pay for the costs of facilities within the District and to authorize the issuance of bonds secured by said special taxes under the Act; and

WHEREAS, the Council, as legislative body of the District, previously authorized the issuance of special tax bonds of the City for the District in the maximum aggregate principal amount of not to exceed $310,000,000 (the "Bond Authorization"); and

WHEREAS, pursuant to the provisions of the Act and the Original Fiscal Agent Agreement, the City previously issued, for and on behalf of the District: (i) $12,540,000 initial principal amount of City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2019 (the "2019 Bonds"); (ii) $9,835,000 initial principal amount of City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2020 (the "2020 Bonds"); (iii) $10,375,000 initial principal amount of City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2021 (the "2021 Bonds"); (iv) $3,405,000 initial principal amount of City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2022 (the "2022 Bonds"), (v) $4,115,000 initial principal amount of City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2023 (the "2023 Bonds"), each for the purpose of financing various public improvements authorized to be funded by the District, which 2019 Bonds, 2020 Bonds, 2021 Bonds, 2022 Bonds and 2023 Bonds (the "Prior Bonds") constituted the first, second, third and fourth series of bonds issued pursuant to the Bond Authorization; and

WHEREAS, Section 5.17 of the Original Fiscal Agent Agreement authorizes the issuance by Supplemental Agreement of Additional Bonds (as such terms are defined in the Original Fiscal Agent Agreement) secured under the Original Fiscal Agent Agreement on parity with the Prior Bonds; and

WHEREAS, after due investigation and deliberation the City has determined that it is in the interests of the City and the District at this time for the City, for and on behalf of the District, to provide for the issuance of its City of Roseville Community Facilities District No. 1 Special Tax Bonds, Series 2025 in the initial aggregate principal amount of $_____ (the "2025 Bonds"), to provide moneys needed to construct and acquire the facilities necessary for development of property within the City; and

WHEREAS, this Supplemental Agreement No. 5 is a "Supplemental Agreement" as defined in Section 1.03 of the Original Fiscal Agent Agreement and the 2025 Bonds are "Additional Bonds" as defined in Section 1.03 of the Original Fiscal Agent Agreement, and secured under the Fiscal Agent Agreement on parity with the Prior Bonds; and

WHERE AS, the City and the Fiscal Agent desire to enter into this Supplemental Agreement No. 5 pursuant to Section 5.17 of the Original Fiscal Agent Agreement to provide for the issuance of the 2025 Bonds; and

WHEREAS, to provide for the issuance of the 2025 Bonds, it is necessary to supplement and amend the Original Fiscal Agent Agreement, as more particularly provided herein, as authorized by Sections 5.17 and 8.05 of the Original Fiscal Agent Agreement; and

WHEREAS, the City has determined that all acts and proceedings required by law necessary to make the 2025 Bonds, when executed by the City for the District, authenticated and delivered by the Fiscal Agent and duly issued, the valid, binding and legal special obligations of the City for the District, and to constitute the Fiscal Agent Agreement, as amended and supplemented by this Supplemental Agreement No. 5, a valid and binding agreement for the uses and purposes herein and therein set forth, in accordance with its terms, have been done or taken and the execution and delivery of this Supplemental Agreement No. 5 have been in all respects duly authorized.

A G R E E M E N T :

NOW, THEREFORE, in consideration of the premises and the mutual agreements herein contained, and for other consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby agree as follows:

SECTION 1. Supplement to Original Fiscal Agent Agreement. In accordance with the provisions of Section 5.17 and 8.05 of the Original Fiscal Agent Agreement, the Original Fiscal Agent Agreement, as amended, is hereby amended by adding a new article thereto, to be designated as Article XIV. Such Article XIV shall read in its entity as follows:

ARTICLE XIV

2025 BONDS

Section 14.01. Definitions. The Original Fiscal Agent Agreement, as amended, is amended to add the following definitions to Section 1.03.

"Article XIV" means this Article XIV which has been incorporated in and made a part of this Agreement pursuant to Supplemental Agreement No. 5, together with all amendments of and supplements to this Article XIV entered into pursuant to the provisions of Section 8.01.

"Closing Date" means, when referring to the 2025 Bonds and as used in this Supplemental Agreement No. 5, August _____, 2025.

"Continuing Disclosure Certificate" means (i) with respect to the 2019 Bonds, the Continuing Disclosure Certificate, dated as of July 1, 2019, by and between the City and Willdan Financial Services, in its capacity as Dissemination Agent, as originally executed and as it may be amended from time to time in accordance with the terms thereof, (ii) with respect to the 2020 Bonds, the Continuing Disclosure Certificate, dated as of July 30, 2020, by and among the City and Willdan Financial Services, in its capacity as Dissemination Agent, (iii) with respect to the 2021 Bonds, the Continuing Disclosure Certificate, dated as of August 5, 2021, by and among the City and Willdan Financial Services, in its capacity as Dissemination Agent, (iv) with respect to the 2022 Bonds, the Continuing Disclosure Certificate, dated as of August 3, 2022 by and among the City and Willdan Financial Services, in its capacity as Dissemination Agent, (v) with respect to the 2023 Bonds, the Continuing Disclosure Certificate, dated as of September 7, 2023, by and among the City and Willdan Financial Services, in its capacity as Dissemination Agent, and (vi) and with respect to the 2025 Bonds, the Continuing Disclosure Certificate, dated as of _____, 2025 by and among the City and Willdan Financial Services, in its capacity as Dissemination Agent, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

"*Fiscal Agent Agreement*" means the Fiscal Agent Agreement, dated as of July 1, 2019, as supplemented and amended by Supplemental Agreement No. 1, Supplemental Agreement No. 2, Supplemental Agreement No. 3, Supplemental Agreement No. 4, and Supplemental Agreement No. 5.

"Interest Payment Dates" means (i) with respect to the 2019 Bonds, March 1 and September 1 of each year, commencing September 1, 2019, (ii) with respect to the 2020 Bonds, March 1 and September 1 of each year, commencing September 1, 2020, (iii) with respect to the 2021 Bonds, March 1 and September 1 of each year, commencing March 1, 2022, (iv) with respect to the 2022 Bonds, March 1 and September 1 of each year, commencing September 1, 2022, and (v) with respect to the 2023 Bonds, March 1 and September 1 of each year, commencing March 1, 2024 (vi) with respect to the 2025 Bonds, March 1 and September 1 of each year, commencing March 1, 2026.

"Prior Bonds" means, collectively, the 2019 Bonds, the 2020 Bonds, the 2021 Bonds, 2022 Bonds and the 2023 Bonds.

"Supplemental Agreement No. 5" has the meaning given above.

"2025 Bonds" has the meaning given above.

"2025 Costs of Issuance" means items of expense payable or reimbursable directly or indirectly by the City and related to the authorization, sale and issuance of the 2025 Bonds, which items of expense shall include, but not be limited to, printing costs, costs of reproducing and binding documents, closing costs, filing and recording fees, initial fees, fees, expenses and charges of the Fiscal Agent including its first annual administration fee, expenses incurred by the City in connection with the issuance of the 2025 Bonds, financial advisor fees, (underwriter's) discount or underwriting fee for the 2025 Bonds, legal fees, expenses and charges, including bond counsel, disclosure counsel, charges for execution, transportation and safekeeping of the 2025 Bonds and other costs, charges and fees in connection with the foregoing.

"2025 Costs of Issuance Fund" means the fund by that name established and held by the Fiscal Agent pursuant to Section 14.07.

"*2025 Improvement Account*" means the account by that name established pursuant to this Supplemental Agreement No. 5.

"*2025 Reserve Account*" means the account by that name established pursuant to this Supplemental Agreement No. 5.

"*Term 2025 Bonds*" means the 2025 Bonds maturing September 1, _____ and September 1, _____.

Section 14.02. Authorization of 2025 Bonds. 2025 Bonds in the aggregate principal amount of $_____ are hereby authorized to be issued as Additional Bonds under and subject to the terms of the Fiscal Agent Agreement, the Act, and other applicable laws of the State of California. The 2025 Bonds shall be designated the "City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2025."

Jurisdiction is hereby reserved to issue subsequent Additional Bonds; provided that the maximum aggregate principal amount of bonds which may be issued for the District, including Bonds outstanding under the Fiscal Agent Agreement, shall not exceed the Bond Authorization.

Section 14.03. Terms of 2025 Bonds.

(A) Form; Denominations. The 2025 Bonds shall be issued as fully registered Bonds without coupons in the denomination of $5,000 or any integral multiple of $5,000 in excess thereof.

(B) Date of the 2025 Bonds. The 2025 Bonds shall be dated the Closing Date for the 2025 Bonds.

(C) CUSIP Identification Numbers. "CUSIP" identification numbers shall be imprinted on the 2025 Bonds, but such numbers shall not constitute a part of the contract evidenced by the 2025 Bonds and any error or omission with respect thereto shall not constitute cause for refusal of any purchaser to accept delivery of and pay for the 2025 Bonds. In addition, failure on the part of the City or the Fiscal Agent to use such CUSIP numbers in any notice to Owners shall not constitute an event of default or any violation of the City's contract with such Owners and shall not impair the effectiveness of any such notice. The Fiscal Agent shall have no liability for any defect in the CUSIP numbers as they appear on any 2025 Bonds, notice or elsewhere, and, provided further that any such notice may state that no representation is made as to the correctness of such numbers either as printed on the 2025 Bonds or as contained in any notice

of a redemption and that reliance may be placed only on the other identification numbers printed on the 2025 Bonds, and any such redemption shall not be affected by any defect in or omission of such numbers. The District will promptly notify the Trustee in writing of any change in the CUSIP numbers.

(D) Maturities, Interest Rates. The 2025 Bonds shall be issued as serial bonds and term bonds, and shall mature and become payable as follows:

Maturity (Sept. 1)	Principal Amount	Interest Rate	CUSIP (777870)

(E) Interest and Method of Payment. Interest on the 2025 Bonds shall be payable as provided in Section 2.02(E) of the Fiscal Agent Agreement, with the Closing Date as used therein being the Closing Date for the 2025 Bonds, and payments shall be made on the 2025 Bonds as provided in Section 2.02(F) and this Supplemental Agreement No. 5.

Section 14.04. Redemption of 2025 Bonds.

(A) Redemption Dates.

(i) Optional Redemption. The 2025 Bonds are subject to optional redemption from any source of available funds (other than Prepayments of the Special Tax by property owners), in whole or in part among maturities as specified by the City and by lot within a maturity, on any date on and after September 1, _____at the following respective redemption prices (expressed as percentages of the principal amount of the 2025 Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

Redemption Dates	**Redemption Price**
September 1, _____ through August 31, _____	103%
September 1, _____through August 31, _____	102
September 1, _____through August 31, _____	101
September 1, _____and any date thereafter	100

(ii) Mandatory Redemption From Prepayments. The 2025 Bonds are subject to mandatory redemption from Prepayments of the Special Tax by property owners, in whole or in part among maturities as specified by the City and by lot within a maturity, on any Interest Payment Date at the following respective redemption prices (expressed as percentages of the

principal amount of the 2025 Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

Redemption Dates	Redemption Price
March 1, 2026 through and including March 1, _____	103%
September 1, _____and March 1, _____	102
September 1, _____and March 1, _____	101
September 1, _____and any Interest Payment Date thereafter	100

(iii) Mandatory Sinking Fund Redemption. The Term 2025 Bonds maturing September 1, _____and September 1, _____ are subject to mandatory sinking payment redemption in part on September 1, _____and September 1, _____, respectively, and on each September 1 thereafter to maturity, by lot, at a redemption price equal to 100% of the principal amount thereof to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following tables:

Term Bonds Maturing September 1, _____

Mandatory Redemption Date (Sept. 1)	Sinking Fund Payment

(maturity)

Term Bonds Maturing September 1, _____

Mandatory Redemption Date (Sept. 1)	Sinking Fund Payment

(maturity)

The amounts in the foregoing tables shall be reduced pro rata, at the direction of the City in an Officer's Certificate, as a result of any prior partial optional or mandatory redemption of the Term 2025 Bonds pursuant to clause (A)(i) or clause (A)(ii) above. In the event of a redemption pursuant to clause (A)(i) or clause (A)(ii) above, the City shall provide the Fiscal Agent with a revised sinking fund schedule giving effect to the redemption so completed.

In lieu of redemption under this Section 14.04, moneys in the Bond Fund may be used and withdrawn by the Fiscal Agent for purchase of Outstanding 2025 Bonds, upon the filing with the Fiscal Agent of an Officer's Certificate requesting such purchase, at public or private sale as and when, and at such prices (including brokerage and other charges) as such Officer's Certificate may provide, but in no event may 2025 Bonds be purchased at a price in excess of the principal amount thereof, plus interest accrued to the date of purchase.

(B) Notice to Fiscal Agent. The City shall give the Fiscal Agent an Officer's Certificate containing notice of its intention to redeem 2025 Bonds pursuant to clause (A)(i) or clause (A)(ii) not less than 45 days prior to the applicable redemption date.

(C) Redemption Procedure by Fiscal Agent; Rescission; Effect of Redemption. The redemption provisions set forth in Section 2.03(C) and Section 2.03(D) shall apply to the 2025 Bonds as if set forth herein.

Section 14.05. Form of 2025 Bonds; Authentication and Delivery.

(A) Form of 2025 Bonds. The 2025 Bonds, the form of Fiscal Agent's certificate of authentication, and the form of assignment to appear thereon, shall be substantially in the respective forms set forth in Exhibit F attached hereto and by this reference incorporated herein, with necessary or appropriate variations, omissions and insertions, as permitted or required by this Agreement and the Act.

(B) Execution of 2025 Bonds. The 2025 Bonds shall be executed on behalf of the City by the Mayor and the City Clerk of the City who are in office on the date of adoption of this Agreement or at any time thereafter, and the seal of the City may be impressed, imprinted or reproduced by facsimile signature thereon. If any officer whose signature appears on any 2025 Bond ceases to be such officer before delivery of the 2025 Bonds to the Owner, such signature shall nevertheless be as effective as if the officer had remained in office until the delivery of the 2025 Bonds to the Owner. Any 2025 Bond may be signed and attested on behalf of the City by such persons as at the actual date of the execution of such 2025 Bond shall be the proper officers of the City although at the nominal date of such 2025 Bond any such person shall not have been such officer of the City.

Only such of the 2025 Bonds as shall bear thereon a certificate of authentication in the form set forth in Exhibit F, manually or electronically executed and dated by the Fiscal Agent, shall be valid or obligatory for any purpose or entitled to the benefits of this Agreement, and such certificate of the Fiscal Agent shall be conclusive evidence that such 2025 Bonds have been duly authenticated and delivered hereunder and are entitled to the benefits of this Agreement.

(C) Authentication and Delivery of 2025 Bonds; Transfer and Exchange; Additional Provisions of the 2025 Bonds. At any time after the execution of this Supplemental Agreement No. 5 and delivery by the City of an Officer's Certificate that the requirements of Section 5.17 of the Fiscal Agent Agreement for the issuance of the 2025 Bonds as Additional Bonds have been met, the City may issue the 2025 Bonds for the District in the aggregate principal amount set forth in Section 14.02 and deliver the 2025 Bonds to the Original Purchaser. The Authorized Officers of the City are hereby authorized and directed to deliver any and all documents and instruments necessary to cause the issuance of the 2025 Bonds in accordance with the provisions of the Act and the Fiscal Agent Agreement, as supplemented by this Supplemental Agreement No. 5, to authorize the payment of 2025 Costs of Issuance and costs of the Project by the Fiscal Agent from the proceeds of the 2025 Bonds and to do and cause to be done any and all acts and things necessary or convenient for delivery of the 2025 Bonds to the Original Purchaser.

The provisions of Sections 2.06 through 2.13 of the Fiscal Agent Agreement shall apply to the 2025 Bonds in a like manner as applied to the Prior Bonds.

Section 14.06. Application of Proceeds of Sale of 2025 Bonds.

(A) Proceeds of 2025 Bonds. The proceeds of the purchase of the 2025 Bonds by the Original Purchaser in the amount of $_____ (which is equal to the par amount of the 2025 Bonds, plus a net original issue premium of $_____ and less the Underwriter's discount of $_____), shall be paid to the Fiscal Agent, who shall forthwith set aside, pay over and deposit such proceeds on the Closing Date as follows:

(i) Deposit in the 2025 Improvement Account of the Improvement Fund $_____;

(ii) Deposit in the 2025 Reserve Account of the Reserve Fund $_____; and

(iii) Deposit in the 2025 Costs of Issuance Fund $_____.

(B) 2025 Reserve Account. In accordance with Section 4.03(A), the Fiscal Agent shall establish a separate subaccount within the Reserve Fund known as the "2025 Reserve Account," into which the amounts set forth in Section 14.06(A)(ii) shall be deposited. The 2025 Reserve Account shall be held by the Fiscal Agent within the Reserve Fund, and administered as set forth in the Fiscal Agent Agreement. The Reserve Requirement for the 2025 Bonds shall not increase at any time.

(C) Additional Funds and Accounts. The Fiscal Agent may, in its discretion, establish a temporary fund or account in its books and records to facilitate transfers required under this Section 14.06.

Section 14.07. 2025 Costs of Issuance Fund. There is hereby established a separate fund to be known as the "2025 Costs of Issuance Fund," which shall be held by the Fiscal Agent in trust. Amounts in the Costs of Issuance Fund shall be disbursed from time to time to pay 2025 Costs of Issuance, as set forth in an Officer's Certificate containing respective amounts to be paid to the designated payees, signed by the Chief Financial Officer or a designee thereof and delivered to the Fiscal Agent. The Fiscal Agent shall pay all 2025 Costs of Issuance upon receipt of an invoice from any such payee which requests payment in an amount which is less than or equal to the amount set forth with respect to such payee in such Officer's Certificate, or upon receipt of an Officer's Certificate requesting payment of a 2025 Costs of Issuance not listed on the initial Officer's Certificate delivered to the Fiscal Agent on the Closing Date. Each such Officer's Certificate shall be sufficient evidence to the Fiscal Agent of the facts stated therein and the Fiscal Agent shall have no duty to confirm the accuracy of such facts. The Fiscal Agent shall maintain the 2025 Costs of Issuance Fund for a period of 45 days from the Closing Date and then shall transfer any moneys remaining therein, including any investment earnings thereon, to the 2025 Improvement Account. Thereafter, every invoice received by the Fiscal Agent shall be paid from amounts on deposit in the 2025 Improvement Account and the Fiscal Agent shall close the 2025 Costs of Issuance Fund. Moneys in the 2025 Costs of Issuance Fund shall be invested and deposited in accordance with Section 6.01. Interest earnings and profits resulting from said investment shall be retained by the Fiscal Agent in the 2025 Costs of Issuance Fund to be used for the purposes of such fund.

Section 14.08. [Reserved].

Section 14.09. Procedure for Disbursement of 2025 Improvement Account.

(A) Disbursements. Disbursements from the 2025 Improvement Account shall be made by the Fiscal Agent according to the procedure set forth in Section 3.04, and an Officer's Certificate substantially in the form of Exhibit B to the Fiscal Agent Agreement (except that in such Officer's Certificate, reference shall be made to the 2025 Improvement Account and to the 2025 Bonds).

(B) Investment. Moneys in the Improvement Fund and the accounts established thereunder shall be invested and deposited in accordance with Section 6.01. Interest earnings and profits from the investment of amounts in the Improvement Fund shall be retained by the Fiscal Agent in the Improvement Fund to be used for the purposes of the Improvement Fund.

(C) Closing of Fund. Upon the filing of an Officer's Certificate stating that the portion of the Project to be financed from the Improvement Fund and the accounts established thereunder has been completed and that all costs of such portion of the Project have been paid or are not required to be paid from the Improvement Fund, the Fiscal Agent shall transfer the amount, if any, remaining in the Improvement Fund to the Bond Fund for application to the payment of principal of and interest on the Bonds in accordance with Section 4.02 and the Improvement Fund shall be closed.

Section 14.10. Security for 2025 Bonds. The 2025 Bonds shall be Additional Bonds which shall be secured in the manner and to the extent set forth in Articles IV and V, and in this Article XIV.

Section 14.11. Effect of this Article XIV. Except as in this Article XIV expressly provided or except to the extent inconsistent with any provision of this Article XIV, the 2025 Bonds shall be deemed to be "Bonds" under and within the meaning of Section 1.03, and every term and condition contained in the foregoing provisions of this Agreement shall apply to the 2025 Bonds with full force and effect, with such omissions, variations and modifications thereof as may be appropriate to make the same conform to this Article XIV.

SECTION 2. Attachment of Exhibit F. The Fiscal Agent Agreement is hereby further amended by incorporating therein an Exhibit F setting forth the form of the 2025 Bonds, which shall read in its entirety as set forth in Exhibit A attached hereto and hereby made a part hereof.

SECTION 3. Additional Amendments to Fiscal Agent Agreement. The Fiscal Agent Agreement is hereby further amended as follows:

(A) Section 3.04(A) of the Fiscal Agent Agreement is hereby amended by adding thereto, as a new seventh sentence thereof (a third sentence, fourth sentence, fifth sentence and sixth sentence having been added pursuant to Supplemental Agreement No. 1, Supplemental Agreement No. 2, Supplemental Agreement No. 3 and Supplemental Agreement No. 4, respectively), the following: "There is also hereby created within the Improvement Fund a separate account designated as the "2025 Improvement Account" of the Improvement Fund, which account is hereby established for purposes of accounting for the use and disposition of 2025 Bond proceeds directed to the Improvement Fund pursuant to Sections 13.06 and 13.09".

(B) It is further acknowledged that pursuant to Supplemental Agreement No. 2, the following section was added to the Fiscal Agent Agreement:

"Section 5.19. No Enforced Sanctions. The City covenants and represents that (i) neither it nor any of its subdivisions affiliates, subsidiaries, directors or officers are the target or subject of any sanctions enforced by the US Government, (including, the Office of Foreign Assets Control of the US Department of the Treasury ("OFAC")), the United Nations Security Council, the European Union, HM Treasury, or other relevant sanctions authority (collectively "Sanctions"); and (ii) neither it nor any of its subdivisions affiliates, subsidiaries, directors or officers will use any payments made pursuant to this Agreement (i) to fund or facilitate any activities of or business with any person who, at the time of such funding or facilitation, is the subject or target of Sanctions, (ii) to fund or facilitate any activities of or business with any country or territory that is the target or subject of Sanctions, or (iii) in any other manner that will result in a violation of Sanctions by any person."

(C) It is further acknowledged that pursuant to Supplemental Agreement No. 1, the Fiscal Agent Agreement was amended such that references in the Fiscal Agent Agreement to the 2019 Bonds which, if the context requires reference to the 2019 Bonds and any Additional Bonds in order to maintain the parity relationship of the 2019 Bonds and any Additional Bonds and the security therefor, shall be deemed to refer to "Bonds" as defined in the Fiscal Agent Agreement rather than "2019 Bonds."

(D) It is further acknowledged that pursuant to Supplemental Agreement No. 1, the sentence in the Fiscal Agent Agreement that "the Reserve Requirement for the 2019 Bonds shall not increase after the date of issuance of the 2019 Bonds" in the definition of "Reserve Requirement" was changed to read as follows: "the Reserve Requirement for each series of Bonds shall not increase after the date of issuance of such series of Bonds."

SECTION 4. Partial Invalidity. If any section, paragraph, sentence, clause or phrase of this Supplemental Agreement No. 5 shall for any reason be held illegal, invalid or unenforceable, such holding shall not affect the validity of the remaining portions of this Supplemental Agreement No. 5. The City hereby declares that it would have entered into this Supplemental Agreement No. 5 and each and every other Section, paragraph, sentence, clause or phrase hereof and authorized the issue of the 2025 Bonds pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Supplemental Agreement No. 5 may be held illegal, invalid or unenforceable.

SECTION 5. Execution in Counterparts. This Supplemental Agreement No. 5 may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. The exchange of copies of this Supplemental Agreement No. 5 and of signature pages by facsimile or PDF transmission shall constitute effective execution and delivery of this Supplemental Agreement No. 5 as to the parties hereto and may be used in lieu of the original Supplemental Agreement No. 5 and signature pages for all purposes.

SECTION 6. Governing Law. This Supplemental Agreement No. 5 shall be construed and governed in accordance with the laws of the State of California applicable to contracts made and performed in such State.

IN WITNESS WHEREOF, the City and the Fiscal Agent have caused this Supplemental Agreement No. 5 to Fiscal Agent Agreement to be executed as of August 1, 2025.

CITY OF ROSEVILLE, a municipal corporation, for and on behalf of the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)

By: _____
DOMINICK CASEY
City Manager

ATTEST:

By: _____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

By: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
DENNIS KAUFFMAN
Assistant City Manager/Chief Financial Officer

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, *as Fiscal Agent*

By: _____
Vice President

[Signature Page to Supplemental Agreement No. 5 to Fiscal Agent Agreement dated as of August 1, 2025]

EXHIBIT A TO SUPPLEMENTAL AGREEMENT NO. 5 TO FISCAL AGENT AGREEMENT

EXHIBIT F TO FISCAL AGENT AGREEMENT
FORM OF 2025 BONDS

UNITED STATES OF AMERICA
STATE OF CALIFORNIA

No. _____ $_____

CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA
COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)
SPECIAL TAX BOND
SERIES 2025

INTEREST RATE:	MATURITY DATE:	BOND DATE:	CUSIP:
	September 1, ____	_____, 2025	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

The City of Roseville (the "City") for and on behalf of the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "District"), for value received, hereby promises to pay solely from the Special Tax (as hereinafter defined) to be collected in the District or amounts in certain funds and accounts held under the Agreement (as hereinafter defined), to the Registered Owner named above, or registered assigns (the "Owner"), on the Maturity Date set forth above, unless redeemed prior thereto as hereinafter provided, the Principal Amount set forth above, and to pay interest on such principal amount from the Bond Date shown above, or from the most recent Interest Payment Date (as hereinafter defined) to which interest has been paid or duly provided for, semiannually on March 1 and September 1, commencing March 1, 2026 (the "Interest Payment Dates"), at the Interest Rate set forth above, until the principal amount hereof is paid or made available for payment. The principal of this Bond is payable to the Owner hereof in lawful money of the United States of America upon presentation and surrender of this Bond at a designated corporate trust office of U.S. Bank Trust Company, National Association (the "Fiscal Agent"). Interest on this Bond shall be paid by check of the Fiscal Agent mailed by first class mail on each Interest Payment Date to the Owner hereof as of the close of business on the 15th day of the month preceding the month in which the Interest Payment Date occurs (the "Record Date") at such Owner's address as it appears on the registration books maintained by the Fiscal Agent, or by wire transfer made on such Interest Payment Date upon written instructions delivered to the Fiscal Agent by the applicable Record Date of any Owner of $1,000,000 or more in aggregate principal amount of Bonds.

This Bond is one of a duly authorized issue of bonds approved by resolution of the City Council of the City on [August 2, 2025] (the "Resolution"), pursuant to the Mello-Roos Community

Facilities Act of 1982, as amended, Sections 53311, *et seq.*, of the California Government Code (the "Mello-Roos Act") for the purpose of providing moneys for the construction and acquisition of improvements within the District, and is one of the bonds designated "City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2025" (the "Bonds"). The issuance of the Bonds and the terms and conditions thereof are provided for by a Fiscal Agent Agreement, dated as of July 1, 2019**,** as amended and supplemented by a Supplemental Agreement No. 1 to Fiscal Agent Agreement dated as of July 1, 2020, a Supplemental Agreement No. 2 to Fiscal Agent Agreement dated as of August 1, 2021, a Supplemental Agreement No. 3 to Fiscal Agent Agreement dated as of August 1, 2022, a Supplemental Agreement No. 4 to Fiscal Agent Agreement dated as of September 1, 2023 and a Supplemental Agreement No. 5 to Fiscal Agent Agreement dated as of August 1, 2025 (collectively, the "Agreement"), by and between the City and the Fiscal Agent and this reference incorporates the Agreement herein, and by acceptance hereof the Owner of this Bond assents to said terms and conditions. The Agreement is authorized under, this Bond is issued under and both are to be construed in accordance with, the laws of the State of California.

Pursuant to the Mello-Roos Act, the Agreement and the Resolution, the principal of and interest on this Bond are payable, on parity with previously issued bonds of the District, solely from the Special Tax Revenues and the amounts in certain funds held under the Agreement. "Special Tax Revenues" means the proceeds of the facilities special tax ("Special Taxes") levied under the Mello-Roos Act in the District that are received by the City, including all scheduled payments and delinquent payments thereof, interest thereon and proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the special taxes, net of a 1% administration charge of the County of Placer (as such charge may be changed in the future), but not including interest in excess of the interest due on the Bonds or any penalties collected in connection with any such foreclosure.

Interest on this Bond shall be payable from the Interest Payment Date next preceding the date of authentication hereof, unless (i) it is authenticated on an Interest Payment Date, in which event it shall bear interest from such Interest Payment Date, or (ii) such date of authentication is after a Record Date but on or prior to an Interest Payment Date, in which event interest will be payable from such Interest Payment Date, or (iii) such date of authentication is prior to the first Record Date, in which event interest will be payable from the Bond Date shown above; provided however, that if at the time of authentication of this Bond, interest is in default hereon, this Bond shall bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment hereon.

Any tax for the payment hereof shall be limited to the Special Tax, except to the extent that provision for payment has been made by the City as may be permitted by law. The Bonds do not constitute obligations of the City for which the City is obligated to levy or pledge, or has levied or pledged, general or special taxation other than described herein above.

The Bonds are subject to optional redemption from any source of available funds (other than Prepayments of the Special Tax by property owners), in whole or in part among maturities as specified by the City and by lot within a maturity, on any date on and after September 1, _____at the following respective redemption prices (expressed as percentages of the principal amount of the Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

Redemption Dates	Redemption Price
September 1, _____ through August 31, _____	103%
September 1, _____through August 31, _____	102
September 1, _____through August 31, _____	101
September 1, _____and any date thereafter	100

The Bonds are subject to mandatory redemption from Prepayments of the Special Tax by property owners, in whole or in part among maturities as specified by the City and by lot within a maturity, on any Interest Payment Date at the following respective redemption prices (expressed as percentages of the principal amount of the Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

Redemption Dates	Redemption Price
March 1, 2026 through and including March 1, _____	103%
September 1, _____and March 1, _____	102
September 1, _____and March 1, _____	101
September 1, _____and any Interest Payment Date thereafter	100

The Term Bonds maturing September 1, _____and September 1, _____ are subject to mandatory sinking payment redemption in part on September 1, _____and September 1, _____, respectively, and on each September 1 thereafter to maturity, by lot, at a redemption price equal to 100% of the principal amount thereof to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following tables:

Term Bonds Maturing September 1, _____

Mandatory Redemption Date (Sept. 1)	Sinking Fund Payment
(maturity)	

Term Bonds Maturing September 1, _____

Mandatory Redemption Date (Sept. 1)	Sinking Fund Payment
(maturity)	

The amounts in the foregoing tables shall be reduced pro rata as a result of any prior partial optional or mandatory redemption of the Term Bonds.

Notice of redemption with respect to the Bonds to be redeemed shall be given to the Owners thereof, in the manner, to the extent and subject to the provisions of the Agreement.

This Bond shall be registered in the name of the Owner hereof, as to both principal and interest. Each registration and transfer of registration of this Bond shall be entered by the Fiscal Agent in books kept by it for this purpose and authenticated by its manual signature upon the certificate of authentication endorsed hereon.

No transfer or exchange hereof shall be valid for any purpose unless made by the registered owner, by execution of the form of assignment endorsed hereon, and authenticated as herein provided, and the principal hereof, interest hereon and any redemption premium shall be payable only to the registered owner or to such Owner's order. The Fiscal Agent shall require the Owner requesting transfer or exchange to pay any tax or other governmental charge required to be paid with respect to such transfer or exchange. No transfer or exchange hereof shall be required to be made (i) within 15 days prior to the date established by the Fiscal Agent for selection of Bonds for redemption or (ii) with respect to a Bond after such Bond has been selected for redemption.

The Agreement and the rights and obligations of the City thereunder may be modified or amended as set forth therein. The principal of the Bonds is not subject to acceleration upon a default under the Agreement or any other document. This Bond shall not become valid or obligatory for any purpose until the certificate of authentication hereon endorsed shall have been dated and manually signed by the Fiscal Agent. It is hereby certified, recited and declared that all acts, conditions and things required by law to exist, happen and be performed precedent to and in the issuance of this Bond have existed, happened and been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the City, does not exceed any debt limit prescribed by the laws or Constitution of the State of California.

Unless this Bond is presented by an authorized representative of The Depository Trust Company to the Fiscal Agent for registration of transfer, exchange or payment, and any Bond issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of The Depository Trust Company and any payment is made to Cede & Co., ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered owner hereof, Cede & Co., has an interest herein.

IN WITNESS WHEREOF, the City of Roseville has caused this Bond to be executed by the facsimile signatures of the Mayor and the City Clerk of the City, all as of the Bond Date stated above.

CITY OF ROSEVILLE, for and on behalf of the CITY OF ROSEVILLE VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)

By: _____
Mayor

By: _____
City Clerk

FORM OF FISCAL AGENT'S CERTIFICATE OF AUTHENTICATION

This is one of the Bonds described in the Resolution and the Agreement.

Dated: _____, 2025

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, *as Fiscal Agent*

By: _____
Authorized Signatory

FORM OF ASSIGNMENT

FOR VALUE RECEIVED, the undersigned do(es) hereby sell, assign and transfer unto

_____

_____

_____

(Name, address and Tax identification Number of Assignee)

the within-mentioned registered Bond and hereby irrevocably constitute(s) and appoint(s) _____, attorney, _____ to transfer the same on the registration books of the Fiscal Agent with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

_____

NOTE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

_____

NOTE: The signature(s) on this Assignment must correspond with the name(s) as written on the face of the within Bond in every particular without alteration or enlargement or any change whatsoever.

$_____
CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2025

BOND PURCHASE AGREEMENT

_____, 2025

City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
311 Vernon Street
Roseville, California 95678

Ladies and Gentlemen:

The undersigned, Piper Sandler & Co., as underwriter (the "**Underwriter**"), acting not as a fiduciary or agent for you, but on behalf of itself, offers to enter into this Bond Purchase Agreement (this "**Purchase Agreement**") with the City of Roseville (the "**City**") for its Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "**Community Facilities District**"), which upon acceptance will be binding upon the Underwriter and the City. The agreement of the Underwriter to purchase the Bonds (as hereinafter defined) is contingent upon the City satisfying all of the obligations imposed upon it under this Purchase Agreement. This offer is made subject to the City's acceptance by the execution of this Purchase Agreement and its delivery to the Underwriter at or before 11:59 p.m., California time, on the date hereof, and, if not so accepted, will be subject to withdrawal by the Underwriter upon notice delivered to the City at any time prior to the acceptance hereof by the City. All capitalized terms used herein, which are not otherwise defined, shall have the meaning provided for such terms in the Fiscal Agent Agreement dated as of July 1, 2019, as supplemented and amended to date, including by a Supplemental Agreement No. 5 to Fiscal Agent Agreement dated as of August 1, 2025 (collectively, the "**Fiscal Agent Agreement**") by and between the City and U.S. Bank Trust Company, National Association, as successor fiscal agent (the "**Fiscal Agent**").

1. Purchase, Sale and Delivery of the Bonds.

A. Subject to the terms and conditions and in reliance upon the representations, warranties and agreements set forth herein: the Underwriter hereby agrees to purchase from the City and the City hereby agrees to sell to the Underwriter all (but not less than all) of the $_____ aggregate principal amount of the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2025 (the "**Bonds**"), dated the Closing Date (as hereinafter defined), bearing interest at the rates and maturing on the dates and in the principal amounts set forth in Appendix A hereto.

B. The purchase price for the Bonds shall be $_____ (being 100% of the aggregate principal amount thereof, plus a net original issue premium of $_____, less an Underwriter's discount of $_____).

The Underwriter agrees to make a bona fide initial public offering of all of the Bonds in compliance with federal and state securities laws, at a price not in excess of the initial offering prices (or yields) set forth in Appendix A attached hereto and incorporated herein by reference. Subsequent to the initial public offering, the Underwriter reserves the right to change the public offering prices (or yields) as it deems necessary in connection with the offering of the Bonds, without any requirement of prior notice, provided that the Underwriter shall not change the interest rates set forth in Appendix A. The Bonds may be offered and sold to certain dealers at prices lower than such initial offering prices.

The Bonds shall be substantially in the form described in, shall be issued and secured under the provisions of, and shall be payable from the Special Taxes and certain other amounts as provided in the Fiscal Agent Agreement, the Preliminary Official Statement (as hereinafter defined), and the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "**Community Facilities District Act**" or the "**Act**"). The issuance of the Bonds has been duly authorized by the City pursuant to a resolution (the "**Resolution**"), adopted by its City Council (the "**City Council**") on behalf of the Community Facilities District, on _____, 2025. The Bonds are being issued on a parity basis with the $12,540,000 initial principal amount of City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2019 (the "**2019 Bonds**"), the $9,835,000 initial principal amount of City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2020 (the "**2020 Bonds**"), the $10,375,000 initial principal amount of City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2021 (the "**2021 Bonds**"), the $3,405,000 initial principal amount of City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2022 (the "**2022 Bonds**") and the $4,115,000 initial principal amount of City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2023 (the "**2023 Bonds**").

The proceeds of the Bonds shall be used to (i) construct and acquire certain public facilities of benefit to the Community Facilities District, (ii) provide for a deposit to a debt service reserve account for the Bonds, and (iii) pay costs of issuance of the Bonds.

C. The City hereby acknowledges that the Underwriter is entering into this Purchase Agreement in reliance on the representations, warranties and agreements made by the City on behalf of itself and on behalf of the Community Facilities District herein, and the City shall take all action necessary to enforce its rights hereunder for the benefit of the Underwriter and shall immediately notify the Underwriter if it becomes aware that any representation, warranty or agreement made by the City, on behalf of itself or on behalf of the Community Facilities District, herein is incorrect in any material respect.

D. The City acknowledges and agrees that: (i) the primary role of the Underwriter, as an underwriter, is to purchase securities for resale to investors in an arm's-length commercial transaction between the City and the Underwriter and that the Underwriter has financial and other interests that differ from those of the City and the Community Facilities District; (ii) the Underwriter is not acting as a municipal advisor, financial advisor or fiduciary to the City, the Community Facilities District, or any other person or entity and has not assumed any advisory or fiduciary responsibility to the City or the Community Facilities District with respect to the transaction contemplated hereby and the discussions, undertakings and proceedings leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the City or the Community Facilities District on other matters); (iii) the only obligations

the Underwriter has to the City or the Community Facilities District with respect to the transaction contemplated hereby expressly are set forth in this Purchase Agreement, except as otherwise provided by applicable rules and regulations of the Securities and Exchange Commission or the rules of the Municipal Securities Rulemaking Board (the "**MSRB**"); and (iv) the City has consulted its own legal, accounting, tax, financial and other advisors, as applicable, to the extent it has deemed appropriate in connection with the transaction contemplated herein. The City acknowledges that it has previously provided the Underwriter with an acknowledgement of receipt of the required Underwriter disclosure under Rule G-17 of the MSRB and acknowledges that it has engaged Fieldman, Rolapp & Associates, Inc. (the "**Municipal Advisor**"), as its municipal advisor (as defined in Securities and Exchange Commission Rule 15Ba1) and will rely solely on the Municipal Advisor for financial advice with respect to the Bonds.

E. Pursuant to the authorization of the City, the Underwriter has distributed copies of the Preliminary Official Statement dated [POS Date], relating to the Bonds, which, together with the cover page, inside cover page and appendices thereto is herein called the "**Preliminary Official Statement**." By its acceptance of this Purchase Agreement, the City hereby consents to and ratifies the use and distribution by the Underwriter of the Preliminary Official Statement, and the City agrees to execute a final official statement relating to the Bonds (the "**Official Statement**") which will consist of the Preliminary Official Statement with such changes as may be made thereto, with the approval of Jones Hall LLP, Bond Counsel and Disclosure Counsel (herein called "**Bond Counsel**"), and the Underwriter, and to provide copies thereof to the Underwriter as set forth in Section 2(S) hereof. The City hereby authorizes and requires the Underwriter to use and promptly distribute, in connection with the offer and sale of the Bonds, the Preliminary Official Statement, the Official Statement and any supplement or amendment thereto. The City further authorizes the Underwriter to use and distribute, in connection with the offer and sale of the Bonds, the Fiscal Agent Agreement, this Purchase Agreement and all information contained herein, and all other documents, certificates and statements furnished by or on behalf of the City or the Community Facilities District to the Underwriter in connection with the transactions contemplated by this Purchase Agreement. The Preliminary Official Statement and/or the Official Statement may be delivered and printed in a "designated electronic format" as defined in the MSRB's Rule G-32 and as may be agreed to by the City and the Underwriter. The City confirms that it does not object to distribution of the Preliminary Official Statement or the Official Statement in electronic form. A copy of the most recent Preliminary Official Statement sent to a potential purchaser shall be sent by first class mail or electronically (or other equally prompt means) not later than the first business day following the day upon which each such request is received.

F. To assist the Underwriter in complying with Securities and Exchange Commission Rule 15c2-12(b)(5) (the "**Rule**"), the City will undertake pursuant to the City Continuing Disclosure Certificate, in the form attached as an appendix to the Official Statement (the "**City Continuing Disclosure Certificate**"), to provide annual reports and notices of certain enumerated events. A description of this undertaking is set forth in the Preliminary Official Statement and will also be set forth in the Official Statement.

G. Except as the Underwriter and the City may otherwise agree, the City will deliver to the Underwriter, at the offices of Bond Counsel in San Mateo, California, or at such other location as may be mutually agreed upon by the Underwriter and the City, the documents hereinafter mentioned; and the City will deliver to the Underwriter through The Depository Trust Company's ("**DTC**") FAST delivery system, the Bonds, in definitive form (all Bonds bearing CUSIP® numbers printed thereon), duly executed by the City and authenticated by the Fiscal Agent in the manner provided for in the Fiscal Agent Agreement and the Community Facilities District Act at 8:00 a.m. California time, on [Closing Date] (the "**Closing Date**"), and the Underwriter will accept such

delivery and pay the purchase price of the Bonds as set forth in paragraph (B) of this Section by wire transfer, payable in federal or other immediately available funds (such delivery and payment being herein referred to as the "**Closing**"). The Bonds shall be in fully registered book-entry form (which may be typewritten) and shall be registered in the name of Cede & Co., as nominee of DTC, which will act as securities depository for the Bonds, and the specimen Bonds will be made available for checking by the Underwriter not less than 5 days prior to the Closing.

H. Except as the City and the Underwriter may otherwise agree, the City will deliver to the Underwriter, at the offices of Bond Counsel in San Mateo, California, or at such other location as may be mutually agreed upon by the Underwriter and the City, the documents hereinafter mentioned on the Closing Date.

2. Representations, Warranties and Covenants of the Community Facilities District. The City represents, warrants and covenants to the Underwriter, on behalf of itself and the Communities Facilities District, as the case may be, that:

A. The City is a municipal corporation duly organized and validly existing pursuant to the Constitution and laws of the State of California (the "**State**"), has duly authorized the formation of the Community Facilities District pursuant to resolutions duly adopted by the City Council (the "**Community Facilities District Formation Resolution**") and has duly authorized the annexation of certain parcels into the Community Facilities District pursuant to the Community Facilities District Formation Resolution and unanimous approvals authorized pursuant thereto (referred to herein as "**Annexation Resolutions**" and, together with the Resolution and the Community Facilities District Formation Resolution, the "**Community Facilities District Resolutions**") and the Act. The City Council, as the legislative body of the Community Facilities District, has duly adopted the Community Facilities District Resolutions, has duly adopted a Resolution and Ordinance levying the Special Taxes (for all purposes herein, as such are defined in the Fiscal Agent Agreement) within the Community Facilities District (the "**Ordinance**"), and has caused to be recorded in the real property records of Placer County, a notice of special tax lien (the "**Notice of Special Tax Lien**") (the Community Facilities District Formation Resolution, the Ordinance, the Annexation Resolutions and the Notice of Special Tax Lien being collectively referred to herein as the "**Formation Documents**"). Each of the Formation Documents remains in full force and effect as of the date hereof and has not been amended. The Community Facilities District is duly organized and validly existing as a community facilities district under the laws of the State. The City has, and at the Closing Date will have, as the case may be, full legal right, power and authority: (i) to execute, deliver and perform its obligations under this Purchase Agreement and the Fiscal Agent Agreement and to carry out all transactions contemplated by each of such agreements; (ii) to enter into the City Continuing Disclosure Certificate; and (iii) to carry out, give effect to and consummate the transactions contemplated by the Formation Documents, the Fiscal Agent Agreement, this Purchase Agreement and the Official Statement.

This Purchase Agreement, the Fiscal Agent Agreement, and the City Continuing Disclosure Certificate are collectively referred to herein as the "**City Documents**."

B. By all necessary official action of the City, the City has duly authorized and approved the execution and delivery by the City of, and the performance by City of, the obligations on its part contained in, the City Documents and has approved the use and distribution by the Underwriter of the Preliminary Official Statement and the execution, use and distribution by the Underwriter of the Official Statement, and, as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded. When executed and delivered by the parties thereto, the City Documents will constitute the legally valid and binding

obligations of the City, on its own behalf and on behalf of the Communities Facilities District, enforceable upon the City and the Community Facilities District in accordance with their respective terms, except as enforcement may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles relating to or affecting creditors' rights generally. To the best of the City's knowledge, the City has complied, and will at the Closing Date be in compliance in all respects, with the terms of the City Documents that are applicable to the City, and the Community Facilities District has complied, and will at the Closing Date be in compliance in all respects, with the terms of the City Documents that are applicable to the Community Facilities District.

C. The information in the Preliminary Official Statement (other than statements pertaining to the book-entry system and under the headings "THE DISTRICT – Entitlements and Development," as to which no view is expressed) as of its date was and as of the date hereof is, and in the Official Statement (other than statements pertaining to the book-entry system and under the headings "THE DISTRICT – Entitlements and Development," as to which no view is expressed) as of its date is, true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading; and, upon delivery and up to and including 25 days after the End of the Underwriting Period (as defined in paragraph (D) below), the Official Statement will be amended and supplemented so as to contain no misstatement of any material fact or material omission of any statement necessary to make the statements contained therein, in the light of the circumstances in which such statements were made, not misleading.

D. Up to and including 25 days after the End of the Underwriting Period (as defined below), the City will advise the Underwriter promptly of any proposal to amend or supplement the Official Statement and will not effect or consent to any such amendment or supplement without the consent of the Underwriter, which consent will not be unreasonably withheld. The City will advise the Underwriter promptly of the institution of any proceedings known to it by any governmental agency prohibiting or otherwise materially affecting the use of the Official Statement in connection with the offering, sale or distribution of the Bonds. As used herein, the term "End of the Underwriting Period" means the later of such time as: (i) the Bonds are delivered to the Underwriter; or (ii) the Underwriter does not retain, directly or as a member of an underwriting syndicate, an unsold balance of the Bonds for sale to the public. Unless the Underwriter gives notice to the contrary, the End of the Underwriting Period shall be deemed to be the Closing Date. Any notice delivered pursuant to this provision shall be written notice delivered to the City at or prior to the Closing Date and shall specify a date (other than the Closing Date) to be deemed the "End of the Underwriting Period." If in the opinion of the Underwriter any such event or proceedings requires the preparation and distribution of a supplement or amendment to the Official Statement, the City shall prepare and furnish to the Underwriter, at the City's expense, such number of copies of the supplement or amendment to the Official Statement, in (i) a "designated electronic format" consistent with the requirements of the MSRB's Rule G-32 and (ii) a printed format form in substance mutually agreed upon by the City and the Underwriter as the Underwriter may reasonably request. If such amendment or supplement to the Official Statement shall be made subsequent to the Closing Date, the City also shall furnish, or cause to be furnished, such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably deem necessary to evidence the truth and accuracy of any such supplement or amendment to the Official Statement.

E. As of the time of acceptance hereof and as of the Closing Date, the City and the Community Facilities District, as applicable, have each complied, and will at the Closing Date be in compliance in all material respects, with the Formation Documents and the City Documents, and any immaterial noncompliance by the City or the Community Facilities District, if any, will not impair the ability of the City or the Community Facilities District, as applicable, to carry out, give

effect to or consummate the transactions contemplated by the foregoing. From and after the date of issuance of its Bonds, the City will continue to comply with the covenants of the City contained in the City Documents and it shall cause the Community Facilities District to continue to comply with the covenants of the Community Facilities District contained in the City Documents.

F. Except as described in the Preliminary Official Statement, neither the City nor the Community Facilities District is, and as of the Closing Date, neither will be, in any respect material to the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, as the case may be, is a party or is otherwise subject or bound; and, to the City's knowledge, no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument which breach, default or event could have an adverse effect on the City's ability or the Community Facilities District's ability to perform their respective obligations under the City Documents; and as of such times, except as disclosed in the Official Statement, the authorization, execution and delivery of the City Documents and compliance with the provisions of each thereof, or the performance of the conditions precedent to be performed by the City pursuant to this Purchase Agreement, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City is a party or is otherwise subject or bound, in any manner which would materially and adversely affect the performance by the City or the Community Facilities District of their respective obligations under the City Documents or the performance of the conditions precedent to be performed by the City pursuant to this Purchase Agreement. The City has received all licenses, permits or other regulatory approvals required, if any, for the pledge, collection and/or application by the Community Facilities District of the Special Taxes (as defined in the Fiscal Agent Agreement) and other moneys pledged to the payment of the principal of and interest on the Bonds under the Fiscal Agent Agreement.

G. Except as may be required under the "blue sky" or other securities laws of any jurisdiction, all approvals, consents, authorizations, elections and orders of, or filings or registrations with, any governmental authority, board, agency or commission having jurisdiction which would constitute a condition precedent to, or the absence of which would materially adversely affect, the performance by the City or the Community Facilities District of their respective obligations under the City Documents, and the performance of the conditions precedent to be performed by the City pursuant to this Purchase Agreement, have been or will be obtained at the Closing Date and are or will be in full force and effect at the Closing Date.

H. At the time of acceptance hereof there is and as of the Closing there will be no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body (collectively and individually, an "**Action**") pending (notice of which has been served on the City or the Community Facilities District) or to the best knowledge of the City or the Community Facilities District threatened, in which any such Action: (i) in any way questions the powers of the City Council or the existence of the Community Facilities District or the titles of the officers of the City and/or the Community Facilities District to their respective offices; (ii) affects, contests or seeks to prohibit, restrain or enjoin the issuance or delivery of the Bonds or the payment or collection of Special Taxes or any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contests or affects the validity of the

City Documents or the consummation of the transactions on the part of the City or the Community Facilities District contemplated thereby; (iii) contests the exclusion of interest on the Bonds from federal or State income taxation or contests the powers of the City or the Community Facilities District which may result in any material adverse change relating to the financial condition of the City or the Community Facilities District; (iv) except as disclosed in the Official Statement, wherein an unfavorable decision, ruling or finding would materially adversely affect the financial position or condition of the City or the Community Facilities District or would result in any material adverse change in the ability of the City to pledge or apply the Special Taxes or to pay debt service on the Bonds; or (v) contests the completeness or accuracy of the Preliminary Official Statement or the Official Statement or any supplement or amendment thereto or asserts that the Preliminary Official Statement or the Official Statement contained any untrue statement of a material fact or omitted to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; and as of the time of acceptance hereof there is and, as of the Closing Date, there will be no known basis for any Action of the nature described in clauses (i) through (v) of this sentence.

I. The City will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter and at the expense of the Underwriter as the Underwriter may reasonably request in order: (i) to qualify the Bonds for offer and sale under the "blue sky" or other securities laws and regulations of such states and other jurisdictions of the United States of America as the Underwriter may designate; and (ii) to determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions and will use its best efforts to continue such qualifications in effect so long as required for the distribution of the Bonds, provided; however, that the City will not be required to execute a special or general consent to service of process or qualify as a foreign corporation in connection with any such qualification in any jurisdiction.

J. The City Documents conform as to form and tenor to the descriptions thereof contained in the Preliminary Official Statement. The City represents that the Bonds, when issued, executed and delivered in accordance with the Fiscal Agent Agreement and sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the City, entitled to the benefits of the Fiscal Agent Agreement. The City and the Community Facilities District will each comply with the covenant in the Fiscal Agent Agreement to cause the Special Taxes to be levied and collected at the same time and in the same manner as ordinary *ad valorem* property taxes. The Fiscal Agent Agreement creates a valid pledge of, first lien upon and security interest in, the Special Taxes, and in the moneys in the Special Tax Fund established pursuant to the Fiscal Agent Agreement, on the terms and conditions set forth in the Fiscal Agent Agreement. The Fiscal Agent Agreement creates a valid pledge of the moneys in certain funds and accounts established pursuant to the Fiscal Agent Agreement, subject in all cases to the provisions of the Fiscal Agent Agreement permitting the application thereof for the purposes and on the terms and conditions set forth therein.

K. Except as disclosed in the Preliminary Official Statement, there are, to the best of the City's knowledge, no entities with outstanding assessment liens against any of the properties within the Community Facilities District which are senior to or on a parity with the Special Taxes.

L. The issuance and sale of the Bonds is not subject to any transfer or other documentary stamp taxes of the State or any political subdivision thereof.

M. The City shall not knowingly take or omit to take any action that, under existing law, may adversely affect the exclusion from gross income for federal income tax purposes,

or the exemption from State of California personal income tax, of the interest on the Bonds. The City has not been notified of any listing or proposed listing by the Internal Revenue Service to the effect that the City is a bond issuer whose arbitrage certifications may not be relied upon.

N. Any certificate signed on behalf of the Community Facilities District by any officer or employee of the City authorized to do so and delivered to the Underwriter in connection with the issuance and sale of the Bonds shall be deemed to be a representation and covenant by the Community Facilities District to the Underwriter as to the statements made therein.

O. The City will apply the proceeds of the Bonds in accordance with the Fiscal Agent Agreement and as described in the Official Statement.

P. At or prior to the Closing, the City will have duly authorized, executed and delivered the City Continuing Disclosure Certificate. Based on a review of previous undertakings, the Preliminary Official Statement and the Official Statement describe the instances in which the City has failed to comply with any previous undertakings with regard to the Rule to provide annual reports or notices of enumerated events in the last five years.

Q. Between the date of this Purchase Agreement and the date of Closing, the City will not offer or issue any bonds, notes or other obligations for borrowed money not previously disclosed to the Underwriter and the City shall not create, assume or guarantee any indebtedness payable from, or pledge or otherwise encumber, the Special Taxes or other assets, properties, funds or interests that will be pledged as security for the Bonds pursuant to the City Documents.

R. Until such time as moneys have been set aside in an amount sufficient to pay all then outstanding Bonds at maturity or to the date of redemption if redeemed prior to maturity, plus unpaid interest thereon and premium, if any, to maturity or to the date of redemption if redeemed prior to maturity, the City will faithfully perform and abide by all of the covenants, undertakings and provisions contained in the Fiscal Agent Agreement.

S. The Preliminary Official Statement was deemed final by a duly authorized officer of the City prior to its delivery to the Underwriter, except for the omission of such information as is permitted to be omitted in accordance with paragraph (b)(1) of the Rule. The City hereby covenants and agrees that, within seven (7) business days from the date hereof, or upon reasonable written notice from the Underwriter within sufficient time to accompany any confirmation requesting payment from any customers of the Underwriter, the City shall cause a final electronic and/or printed form of the Official Statement as set forth in Section 1 above to be delivered to the Underwriter in sufficient quantity to comply with paragraph (b)(4) of the Rule and Rules G-12, G-15, G-32 and G-36 of the Municipal Securities Rulemaking Board.

T. The City hereby approves the preparation and distribution of the Official Statement, consisting of the Preliminary Official Statement with such changes as are noted thereon and as may be made thereto, with the approval of Bond Counsel and the Underwriter from time to time prior to the Closing Date.

U. The issuance of the Bonds complies with the City's "Goals and Policies Concerning Use of Mello-Roos Community Facilities Act of 1982," pursuant to Section 53312.7 of the Act.

V. The City hereby ratifies any prior use of and authorizes the future use by the Underwriter, in connection with the offering and sale of the Bonds, of the Preliminary Official

Statement, the Official Statement, this Purchase Agreement and all information contained herein, and all other documents, certificates and written statements furnished by the City to the Underwriter in connection with the transactions contemplated by this Purchase Agreement.

The execution and delivery of this Purchase Agreement by the City shall constitute a representation by the City to the Underwriter that the representations and warranties contained in this Section 2 with respect to the City and the Community Facilities District are true as of the date hereof.

3. Conditions to the Obligations of the Underwriter. The obligation of the Underwriter to accept delivery of and pay for the Bonds on the Closing Date shall be subject, at the option of the Underwriter, to the accuracy in all material respects of the representations and warranties on the part of the City, on its own behalf and on behalf of the Community Facilities District, contained herein, to the accuracy in all material respects of the statements of the officers and other officials of the City and the Community Facilities District made in any certificates or other documents furnished pursuant to the provisions hereof, to the performance by the City and the Community Facilities District of their obligations to be performed hereunder at or prior to the Closing Date and, to the following additional conditions:

A. At the Closing Date, the Community Facilities District Resolutions, the Formation Documents, and the City Documents shall be in full force and effect, and shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, and there shall have been taken in connection therewith, with the issuance of the Bonds, and with the transactions contemplated thereby, and by this Purchase Agreement, all such actions as, in the opinion of Bond Counsel, shall be necessary and appropriate.

B. At the Closing Date, except as was described in the Preliminary Official Statement, neither the City nor the Community Facilities District shall be, in any respect material to the Bonds, the City Documents or the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, respectively, is a party or is otherwise subject or bound, and the performance by the City or the Community Facilities District, respectively, of its obligations under the Bonds, the City Documents, the Community Facilities District Resolutions, this Purchase Agreement and any other instruments contemplated by any of such documents, and compliance with the provisions of each thereof, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, the United States of America or of any department, division, agency or instrumentality of either thereof or under any applicable court or administrative decree or order or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, respectively, is a party or is otherwise subject or bound, in any manner which would materially and adversely affect the performance by the City or the Community Facilities District, respectively, of its obligations under the City Documents, the Bonds or the Community Facilities District Resolutions.

C. The information contained in the Official Statement is, as of the Closing Date and as of the date of any supplement or amendment thereto pursuant hereto, true and correct in all material respects and does not, as of the Closing Date or as of the date of any supplement or amendment thereto, contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

D. The Underwriter shall have the right to cancel its obligation to purchase the Bonds and to terminate this Purchase Agreement by written notice to the City if, between the date of this Purchase Agreement and the Closing Date, in the Underwriter's sole and reasonable judgment any of the following events shall occur (each a "**Termination Event**"):

1. Between the date hereof and the Closing Date, the market price or marketability, at the initial offering prices set forth on the cover page of the Official Statement, of the Bonds, or the ability of the Underwriter to enforce contracts for the sale of the Bonds, shall have been materially adversely affected, in the judgment of the Underwriter (evidenced by a written notice to the City terminating the obligation of the Underwriter to accept delivery of and pay for the Bonds), by reason of any of the following:

a. Legislation introduced in or enacted (or resolution passed) by the Congress of the United States of America or the legislature of the State or recommended to the Congress by the President of the United States of America or a member of the President's Cabinet, the Department of the Treasury, the Internal Revenue Service or any member of Congress or favorably reported for passage to either House of Congress by any committee of such House to which such legislation had been referred for consideration, or a decision rendered by a court established under Article III of the Constitution of the United States of America or by the Tax Court of the United States of America, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Treasury Department of the United States of America, the Internal Revenue Service or other federal or State authority with appropriate jurisdiction, with the purpose or effect, directly or indirectly, of imposing federal or State income taxation upon such interest as would be received by any owners of the Bonds beyond the extent to which such interest is subject to taxation as of the date hereof;

b. Legislation introduced in or enacted (or resolution passed) by the Congress, or shall have been favorably reported out of committee or be pending in committee, or shall have been recommended to the Congress for passage by the President of the United States of America or a member of the President's Cabinet, or an order, decree, injunction or decision issued by any court of competent jurisdiction, or an order, ruling, regulation (final, temporary or proposed), press release, statement or other form of notice issued or made by or on behalf of the Securities and Exchange Commission, or any other governmental agency having jurisdiction of the subject matter, to the effect that obligations of the general character of the Bonds, the Resolution or the City Documents, are not exempt from registration under or other requirements of the Securities Act of 1933, as amended, or that the Fiscal Agent Agreement is not exempt from qualification under or other requirements of the Trust Indenture Act of 1939, as amended, or that the issuance, offering or sale of obligations of the general character of the Bonds, as contemplated hereby or by the Official Statement or otherwise, is or would be in violation of the federal securities laws as amended and then in effect;

c. A general suspension of trading in securities on the New York Stock Exchange or other major exchange shall be in force, or minimum or maximum prices for trading shall have been fixed and be in force, or maximum ranges for prices for securities shall have been required and be in force on any such exchange, whether by virtue of determination by that exchange or by order of the Securities and Exchange Commission or any other governmental authority having jurisdiction;

d. There shall have occurred (1) an outbreak or escalation of hostilities or the declaration by the United States of a national emergency or war or (2) any other

calamity or crisis in the financial markets of the United States or elsewhere or the escalation of such calamity or crisis;

e. Except as disclosed in or contemplated by the Official Statement, any material adverse change in the affairs of the City or the Community Facilities District shall have occurred;

2. The introduction, proposal or enactment of any amendment to the federal or California Constitution or any action by any federal or State court, legislative body, regulatory body or other authority materially adversely affecting the tax status of the City or the Community Facilities District, their property, income, securities (or interest thereon), the validity or enforceability of Special Taxes;

3. Any event occurring or information becoming known which, in the judgment of the Underwriter, makes untrue or incorrect in any material respect any statement or information contained in the Preliminary Official Statement or in the Official Statement or has the effect that the Preliminary Official Statement or the Official Statement contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

4. A general banking moratorium shall have been declared by federal, State of New York or State of California officials authorized to do so or a material disruption in securities settlement, payment or clearance services affecting the Bonds shall have occurred;

5. Any new restriction on transactions in securities materially affecting the market for securities (including the imposition of any limitation in interest rates) or the extension of credit by, or a charge to the net capital requirements of, underwriters shall have been established by the New York Stock Exchange, the Comptroller of the Currency, the Securities and Exchange Commission or any other federal or State agency or the Congress of the United States of America, or by Executive Order;

6. A decision by a court of the United States of America shall be rendered, or a stop order, release, regulation or no-action letter by or on behalf of the Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall have been issued or made, to the effect that the issuance, offering or sale of the Bonds as contemplated by this Purchase Agreement or by the Official Statement, or any document relating to the issuance, offering or sale of the Bonds is or would be in violation of any provision of the federal securities laws at the Closing Date, including the Securities Act of 1933, the Securities Exchange Act of 1934 and the Trust Indenture Act of 1939;

7. Any proceeding shall have been commenced or be threatened in writing by the Securities and Exchange Commission against the City or the Community Facilities District.

8. The commencement of an Action described in Section 2(H).

Upon the occurrence of a Termination Event and the termination of this Purchase Agreement by the Underwriter, all obligations of the City, the Community Facilities District, and the Underwriter under this Agreement shall terminate, without further liability, except that the City and the Underwriter shall pay their respective expenses as set forth in Section 6 below.

E. At or prior to the Closing Date, the Underwriter shall have received a counterpart original or certified copy of the following documents, in each case satisfactory in form and substance to the Underwriter:

1. Official Statement. The Official Statement and each supplement or amendment, if any thereto, executed by an authorized officer of the City;

2. Fiscal Agent Agreement. The Fiscal Agent Agreement, duly executed and delivered by the City and the Fiscal Agent;

3. Resolutions. Certifications by the City Clerk with respect to each resolution and ordinance of the City Council, for the City or as the legislative body of the Community Facilities District, relating to the City Documents, the transactions contemplated thereby, formation of the Community Facilities District and issuance of the Bonds;

4. City Continuing Disclosure Certificate. The City Continuing Disclosure Certificate executed and delivered by the City;

5. Bond Counsel Opinion. An unqualified approving opinion for the Bonds, dated the Closing Date and addressed to the City, of Bond Counsel, to the effect that the Bonds are the valid, legal and binding obligations of the City and that the interest thereon is excluded from gross income for federal income tax purposes and exempt from personal income taxes of the State, in substantially the form included as Appendix D to the Official Statement, together with a letter of Bond Counsel, dated the Closing Date and addressed to the Underwriter, to the effect that such opinion addressed to the City may be relied upon by the Underwriter to the same extent as if such opinion was addressed to it;

6. Supplemental Opinion. A supplemental opinion or opinions, dated the Closing Date and addressed to the Underwriter, of Bond Counsel, to the effect that:

(i) this Purchase Agreement has been duly authorized, executed and delivered by the City and, assuming due authorization, execution and delivery by the other parties thereto, constitutes the legal, valid and binding agreement of the City and is enforceable in accordance with its terms, except to the extent that enforceability may be limited by moratorium, bankruptcy, reorganization, insolvency or other similar laws affecting creditors' rights generally or by the exercise of judicial discretion in accordance with general principles of equity or otherwise in appropriate cases and by limitations on legal remedies against public agencies in the State;

(ii) the Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Fiscal Agent Agreement is exempt from qualification under the Trust Indenture Act of 1939, as amended;

(iii) the information contained in the Official Statement on the cover and under the captions "THE BONDS" (other than by reference Appendix G – DTC AND THE BOOK ENTRY SYSTEM), "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS," "LEGAL OPINION," "TAX MATTERS" and in Appendices D and F to the Official Statement (excluding any financial, statistical and economic data, forecasts, numbers, charts, graphs, estimates, projections, and assumptions and any information regarding The Depository Trust Company and the book-entry system as to which Bond Counsel need express no opinion or view, and further, excluding any material that may be treated as included under such captions by cross-reference), are accurate insofar as such statements purport to summarize certain provisions of the

Bonds, the Fiscal Agent Agreement, Bond Counsel's final approving opinion and the Community Facilities District Act; and

(iv) the Community Facilities District has been duly formed, and the Special Taxes have been duly and validly levied in accordance with the provisions of the Act and, except to the extent prohibited by moratorium, bankruptcy, reorganization, fraudulent conveyance or transfer, insolvency or other similar laws affecting creditors' rights generally, a lien to secure payment of the Special Taxes has been imposed on taxable property in the Community Facilities District;

7. City Attorney Opinion. An opinion, dated the Closing Date and addressed to the Underwriter and Trustee, of the City Attorney to the City and counsel to the Community Facilities District, substantially in the form of Appendix B hereto;

8. Closing Certificate of the City. A certificate, dated the Closing Date, and signed by an authorized officer of the City substantially in the form of Appendix C hereto, together with such additional certifications as Bond Counsel may require;

9. Bank Incumbency Certificate. Certified copies of the general resolution of the Fiscal Agent authorizing the execution and delivery of certain documents by certain officers of the Fiscal Agent, which resolution authorizes the execution of the Fiscal Agent Agreement and the authentication of the Bonds;

10. Fiscal Agent's Certificate. A certificate of the Fiscal Agent, dated the Closing Date, in form and substance acceptable to the Underwriter and its counsel, substantially in the form of Appendix D hereto;

11. Fiscal Agent's Counsel Opinion. An opinion of counsel to the Fiscal Agent, dated the Closing Date, addressed to the Underwriter and the City, substantially in the form of Appendix E hereto;

12. Disclosure Counsel Opinion. An opinion, dated the Closing Date and addressed to the Underwriter and to the City, of Jones Hall LLP, as disclosure counsel ("**Disclosure Counsel**"), in form and substance acceptable to the Underwriter;

13. Opinion of Underwriter's Counsel. An opinion of Kutak Rock LLP, counsel to the Underwriter, dated the date of the Closing, addressed to the Underwriter, in form and substance acceptable to the Underwriter;

14. Special Tax Consultant Certificate. A certificate, dated the Closing Date from Willdan Financial Services substantially in the form attached as Appendix F hereto;

15. Transcript. A transcript of all proceedings relating to the authorization, issuance, sale and delivery of the Bonds, including certified copies of the Fiscal Agent Agreement and all resolutions of the City and the Community Facilities District relating thereto;

16. Nonarbitrage Certificate. A certificate of the City, dated the Closing Date, in a form acceptable to Bond Counsel and the Underwriter, that the Bonds are not arbitrage bonds within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended;

17. Specimen Bonds. Copies of the Specimen Bonds;

18. Issue Price Certificate. An issue price certificate of the Underwriter in the form attached as Appendix K hereto;

19. Certificate of Underwriter. A certificate from the Underwriter to the City, in form satisfactory to the City and signed by an authorized officer of the Underwriter, accepting delivery of the Bonds to the Underwriter and receipt of all documents required by the Underwriter, and the satisfaction or waiver of all conditions and terms of this Purchase Agreement by the City, and confirming to the City that as of the Closing Date, all of the representations of the Underwriter contained in this Purchase Agreement are true, complete and correct in all material respects;

20. Form 8038-G. An Information Return for Tax-Exempt Bond Issues (Internal Revenue Service Form 8038-G), in a form satisfactory to Bond Counsel for filing, executed by a duly authorized officer of the City, together with evidence that such Form 8038-G has been mailed;

21. CDIAC Statements. Copies of filings with the California Debt and Investment Advisory Commission relating to the issuance of the Bonds;

22. Letter of Representations. A copy of the Blanket Letter of Representations to DTC relating to the Bonds signed by the City;

23. Certificate Regarding Preliminary Official Statement. Prior to and in connection with printing and distribution of the Preliminary Official Statement, (i) an executed certificate of the City, and (ii) an executed certificate of John Mourier Construction, Inc. ("**JMC Homes**" or the "**Property Owner**") in the form under Appendix G hereto.

24. Property Owner Continuing Disclosure Certificate. An executed copy of the Property Owner Continuing Disclosure Certificate from JMC Homes in the form included as an appendix to the Official Statement.

25. Property Owner Bring-Down Certificate. An executed bring-down certificate from JMC Homes, dated as of the Closing Date, in forms and substance as set forth in Appendix H hereto.

26. Property Owner Counsel Opinion. The opinion of counsel to JMC Homes in the form attached under Appendix I hereto, addressed to the City and the Underwriter.

27. Appraiser Closing Certificate. A certificate in form and substance as set forth in Appendix J hereto of Integra Realty Resources, the appraiser of the property within the Community Facilities District, dated as of the Closing Date.

28. Richmond American Certificates. A certificate from Richmond American Homes of Maryland, Inc. ("**Richmond American**"), dated the date of the Preliminary Official Statement, in a form acceptable to Bond Counsel and the Underwriter, that the information in the Preliminary Official Statement under the captions "THE DISTRICT" and "OWNERSHIP AND DEVELOPMENT OF PROPERTY WITHIN THE DISTRICT" describing (i) Richmond American, (ii) the property being developed by Richmond American within the Community Facilities District (the "**Property**"), (iii) Richmond American's development plan and financing plan for its

Property and (iv) the status of development of its Property does not contain any untrue statement of a material fact and does not omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading and a certificate of Richmond American dated the Closing Date, in a form acceptable to Bond Counsel and the Underwriter, that the information in the Official Statement under the captions "THE DISTRICT" and "OWNERSHIP AND DEVELOPMENT OF PROPERTY WITHIN THE DISTRICT" describing (i) Richmond American, (ii) the Property being developed by Richmond American within the Community Facilities District, (iii) Richmond American's development plan and financing plan for its Property and (iv) the status of development of its Property did not, as of the date of the Official Statement, and as of the Closing Date, does not contain any untrue statement of a material fact, and did not, as of the date of the Official Statement, and as of the Closing Date, does not omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

29. Woodside Certificates. A certificate from Woodside 05S, LP ("**Woodside**"), dated the date of the Preliminary Official Statement, in a form acceptable to Bond Counsel and the Underwriter, that the information in the Preliminary Official Statement under the captions "THE DISTRICT" and "OWNERSHIP AND DEVELOPMENT OF PROPERTY WITHIN THE DISTRICT" describing (i) Woodside, (ii) the property being developed by Woodside within the Community Facilities District (the "**Property**"), (iii) Woodside's development plan and financing plan for its Property and (iv) the status of development of its Property does not contain any untrue statement of a material fact and does not omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading and a certificate of Woodside dated the Closing Date, in a form acceptable to Bond Counsel and the Underwriter, that the information in the Official Statement under the captions "THE DISTRICT" and "OWNERSHIP AND DEVELOPMENT OF PROPERTY WITHIN THE DISTRICT" describing (i) Woodside, (ii) the Property being developed by Woodside within the Community Facilities District, (iii) Woodside's development plan and financing plan for its Property and (iv) the status of development of its Property did not, as of the date of the Official Statement, and as of the Closing Date, does not contain any untrue statement of a material fact, and did not, as of the date of the Official Statement, and as of the Closing Date, does not omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

30. Parity Bonds Certificate. A certificate in form and substance required pursuant to the Fiscal Agent Agreement regarding the issuance of the Bonds as Additional Bonds on a parity with the 2019 Bonds, 2020 Bonds, 2021 Bonds, 2022 Bonds and 2023 Bonds.

31. Additional Documents. Such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the material representations and warranties of the City, on its own behalf and on behalf of the Community Facilities District, contained herein, and of the statements and information contained in the Official Statement and the due performance or satisfaction by the City at or prior to the Closing of all agreements then to be performed and all conditions then to be satisfied by the City and the Community Facilities District in connection with the transactions contemplated hereby and by the Fiscal Agent Agreement and the Official Statement.

If the City shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds contained in this Purchase Agreement, or if the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds shall be

terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall terminate and neither the City nor the Underwriter shall be under any further obligation hereunder, except that the respective obligations of the Underwriter and the City set forth in Section 6 hereof shall continue in full force and effect.

4. Representations and Agreements of the Underwriter. The Underwriter represents to and agrees with the City that:

A. The Underwriter is duly authorized to execute and deliver this Purchase Agreement and to take any action under the Purchase Agreement required to be taken by it.

B. The Underwriter is in compliance with MSRB Rule G-37 with respect to the City and the Community Facilities District, and is not prohibited thereby from acting as underwriter with respect to securities of the City and the Community Facilities District. The Underwriter is in compliance with MSRB Rule G-17 with respect to the City and the Community Facilities District.

C. The Underwriter has, and has had, no financial advisory relationship with the City or the Community Facilities District with respect to the Bonds, and no investment firm controlling, controlled by or under common control with the Underwriter has or has had any such financial advisory relationship, within the meaning of California Government Code Section 53590, or otherwise.

D. The Underwriter has not paid or agreed to pay, nor will it pay or agree to pay, any entity, company, firm or person (including, but not limited to, the City's financial consultants, or any officer, agent or employee thereof), other than a bona fide officer, agent or employee working for the Underwriter, any compensation, fee, gift or other consideration contingent upon or resulting from the award of or entering into this Purchase Agreement.

E. The Underwriter has reasonably determined that the City's undertaking in the City Continuing Disclosure Certificate to provide continuing disclosure with respect to the Bonds is sufficient to effect compliance with the Rule.

5. Establishment of Issue Price.

A. The Underwriter agrees to assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City at Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Appendix K, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the City and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds.

B. Except as otherwise set forth in Appendix A attached hereto, the City will treat the first price at which 10% of each maturity of the Bonds (the "**10% test**") is sold to the public as the issue price of that maturity. At or promptly after the execution of this Purchase Agreement, the Underwriter shall report to the City the price or prices at which it has sold to the public each maturity of Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the City the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until either (i) the Underwriter has sold all Bonds of that maturity or (ii) the 10% test has been satisfied as to the Bonds of that maturity, provided that, the Underwriter's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the City

or Bond Counsel. For purposes of this Section, if Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Bonds.

C. The Underwriter confirms that it has offered the Bonds to the public on or before the date of this Purchase Agreement at the offering price or prices (the "**initial offering price**"), or at the corresponding yield or yields, set forth in Appendix A attached hereto. Appendix A also sets forth, as of the date of this Purchase Agreement, the maturities, if any, of the Bonds for which the Underwriter represents that (i) the 10% test has been satisfied (assuming orders are confirmed by the close of the business day immediately following the date of this Purchase Agreement) and (ii) the 10% test has not been satisfied and for which the City and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the City to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "**hold-the-offering-price rule**"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

a. the close of the fifth (5th) business day after the sale date; or

b. the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter will advise the City promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

D. The Underwriter confirms that:

(i) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

(A)(i) to report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter,

(B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and

(C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public.

(ii) any selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter or the dealer, and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

E. The City acknowledges that, in making the representation set forth in this section, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.

F. The Underwriter acknowledges that sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

a. "public" means any person other than an underwriter or a related party;

b. "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public);

c. a purchaser of any of the Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than

50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

d. "sale date" means the date of execution of this Purchase Agreement by all parties.

6. Expenses.

A. Whether or not the Underwriter accepts delivery of and pays for the Bonds as set forth herein, it shall be under no obligation to pay, and the City shall pay out of the proceeds of the Bonds or any other legally available funds of the City, all expenses incidental to the performance of the City's obligations hereunder, including but not limited to the cost of printing and delivering the Bonds to the Underwriter; the costs of printing and shipping the Preliminary Official Statement and the Official Statement; the fees and disbursements of the City, the Community Facilities District, the Fiscal Agent, Bond Counsel, Disclosure Counsel, accountants and any other experts or consultants retained by the City or the Community Facilities District in connection with the issuance and sale of the Bonds; and any other expenses not specifically enumerated in paragraph (B) of this Section incurred in connection with the issuance and sale of the Bonds.

B. Whether or not the Bonds are delivered to the Underwriter as set forth herein, the City shall be under no obligation to pay, and the Underwriter shall be responsible for and pay, CUSIP® and CDIAC fees and expenses to qualify the Bonds for sale under any "blue sky" laws; and all other expenses incurred by the Underwriter in connection with its public offering and distribution of the Bonds not specifically enumerated in paragraph (A) of this Section, including the fees and disbursements of its counsel.

7. Undertakings of the City. The City agrees: (a) to inform the Underwriter, from time to time, upon the reasonable request of the Underwriter, of the amount then on deposit in the Reserve Fund and all accounts thereunder; and (b) to make available to the Underwriter, upon reasonable request of the Underwriter, at the expense of the City, sufficient copies of its audited financial statements, if any, and any resolutions of its legislative body with respect to the Community Facilities District Resolutions, the Bonds, the Fiscal Agent Agreement, the Official Statement, any amendments or supplements thereto, and other documents relating to the Bonds and pertaining to the City or the Community Facilities District adopted or executed, as the case may be, after the Closing Date, to the extent that such documents are publicly available.

8. Notices. Any notice of other communication to be given to the City under this Purchase Agreement may be given by delivering the same in writing to the City of Roseville, 311 Vernon Street, Roseville, California 95678, Attention: Finance Director; any notice or other communication to be given to the Underwriter under this Purchase Agreement may be given by delivering the same in writing to Piper Sandler & Co., 2321 Rosecrans Ave., Suite 3200, El Segundo, California 90245 Attention: Public Finance. All such notices, requests or other communications may be made by telephone, personal or courier delivery, registered or certified mail, facsimile transmission or electronic communication, provided that delivery by facsimile transmission or electronic communication must be confirmed by the sender. The City and the Underwriter may, by notice given as aforesaid, specify a different address for any such notices, requests or other communications.

9. Parties In Interest. This Purchase Agreement is made solely for the benefit of the City and the Underwriter (including any successors or assignees of the Underwriter) and no other person shall acquire or have any right hereunder or by virtue hereof. The City and the Underwriter may not assign this Agreement. The term "successor" shall not include any holder of any Bonds merely by virtue of such holding.

10. Survival of Representations and Warranties. The representations and warranties of the City under this Purchase Agreement shall not be deemed to have been discharged, satisfied or otherwise rendered void by reason of the Closing and regardless of any investigations made by or on behalf of the Underwriter (or statements as to the results of such investigations) concerning such representations and statements of the City or the Community Facilities District and regardless of delivery of and payment for the Bonds.

11. Severability. If any provision of this Purchase Agreement is, or is held or deemed to be, invalid, inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions, because it conflicts with any provisions of any constitution, statute, rule of public policy or for any other reason, such circumstances shall not make the provision in question invalid, inoperative or unenforceable in any other case or circumstance, or make any other provision or provisions of this Agreement invalid, inoperative or unenforceable to any extent whatsoever.

12. Execution in Counterparts. This Purchase Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

13. Effective. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the City and shall be valid and enforceable as of the time of such acceptance.

14. No Prior Agreements. This Purchase Agreement supersedes and replaces all prior negotiations, agreements and understanding between the parties hereto in relation to the sale of the Bonds by the City.

15. Governing Law. This Purchase Agreement shall be governed by the laws of the State.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

16. Effective Date. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the City and shall be valid and enforceable as of the time of such acceptance.

Very truly yours,

PIPER SANDLER & CO.

By: _____
Its: Authorized Officer

The foregoing is hereby agreed to and
accepted as of the date first above written:

CITY OF ROSEVILLE

By: _____
Authorized Representative

Time of Execution: _____ p.m. California time

[EXECUTION PAGE OF BOND PURCHASE AGREEMENT – CITY OF ROSEVILLE VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES) SPECIAL TAX BONDS, SERIES 2025]

APPENDIX A

$_____
CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2025

MATURITY SCHEDULE

Maturity (September 1)	Principal Amount	Interest Rate	Yield	Price	10% Test Satisfied*	10% Test Not Satisfied	Subject to Hold-The-Offering-Price Rule
2026							
2027							
2028							
2029							
2030							
2031							
2032							
2033							
2034							
2035							
20__ (T)							
20__ (T)							

(T) Term Bond.
(C) Priced to optional call at [par] on September 1, 20__.
* At the time of execution of this Purchase Agreement and assuming orders are confirmed by the close of the business day immediately following the date of this Purchase Agreement.

APPENDIX B

OPINION OF CITY ATTORNEY

[Closing Date]

Piper Sandler & Co.
El Segundo, California

U.S. Bank Trust Company, National Association
San Francisco, California

City of Roseville
Villages at Sierra Vista Community Facilities District No. 1
(Public Facilities)
Roseville, California

Re: City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2025

Ladies and Gentlemen:

We have acted as City Attorney for the City of Roseville (the "City") and counsel for the Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "Community Facilities District"), in connection with the purchase and sale of the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2025 (the "Bonds"). As such Counsel, we have reviewed the Bond Purchase Agreement, dated [BPA Date] (the "Purchase Agreement"), by and between Piper Sandler & Co. (the "Underwriter") and the City, the Fiscal Agent Agreement dated as of July 1, 2019, as supplemented and amended, including by a Supplemental Agreement No. 5 to Fiscal Agent Agreement dated as of August 1, 2025 (collectively, the "Fiscal Agent Agreement") by and between the City and U.S. Bank Trust Company, National Association, as successor fiscal agent (the "Fiscal Agent"), the City Continuing Disclosure Certificate, dated [Closing Date], by and between the Fiscal Agent and the City (the "City Continuing Disclosure Certificate"), the Preliminary Official Statement, dated [POS Date], relating to the Bonds (the "Preliminary Official Statement"), the Official Statement, dated [BPA Date], relating to the Bonds (the "Official Statement"), Resolution No. _____ adopted by the City Council of the City on _____, 2025 ("Bond Resolution"), and such other documents, certificates, records and papers as we have deemed necessary to render the below opinions.

The Bonds, Fiscal Agent Agreement, Purchase Agreement, and the City Continuing Disclosure Certificate, are collectively referred to herein as the "Bond Documents." Capitalized terms used herein and not otherwise defined shall have the meanings assigned to them in the Purchase Agreement.

With your permission we have assumed, without undertaking to verify the same by independent investigation, the following: (a) the authenticity of original documents and the genuineness of all signatures (other than those of the City and the Community Facilities District); (b) the conformity to the originals of all documents submitted to us as copies; (c) the truth, accuracy, and completeness of the information, representations, and warranties contained in these documents, certificates, records and papers we have reviewed; and (d) compliance with all covenants and agreements contained in such documents.

Based on the foregoing, and in reliance thereon, as of the date hereof, we are of the following opinions:

1. The City is a municipal corporation duly organized and validly existing pursuant to the Constitution and laws of the State of California;

2. The Community Facilities District is duly organized and validly existing as a community facilities district under the Constitution and laws of the State;

3. The Bond Resolution and the Annexation Resolutions were duly adopted at a meeting of the City Council, which meeting was duly called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout;

4. The preparation and distribution of the Preliminary Official Statement and the Official Statement have been duly approved by the City Council, acting for itself or as the Legislative Body of the Community Facilities District;

5. The execution and delivery by the City of the Bond Documents, and the Bonds and the performance of its obligations thereunder have been duly authorized by all requisite action of the City Council, acting for itself or as the Legislative Body of the Community Facilities District, and the Bonds and the Bond Documents have been duly executed and delivered by the Community Facilities District, and constitute legal, valid and binding obligations of the Community Facilities District enforceable against the Community Facilities District, in accordance with their respective terms, subject to bankruptcy, insolvency, reorganization, moratorium and other laws affecting the enforcement of creditors' rights in general and to the application of equitable principles if equitable remedies are sought;

6. To the best of our knowledge, no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body is pending or to the best of such counsel's knowledge, threatened in any way affecting the existence of the City or the Community Facilities District or the titles of the officers of each to their respective offices, or seeking to restrain or to enjoin the execution and delivery of the Bond Documents, or the issuance, sale or delivery of the Bonds or the application of the proceeds thereof or the collection or application of the Special Taxes, or the exclusion from gross income for State personal income taxes of interest on the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds, the Bond Documents or any action of the City or the Community Facilities District contemplated by any of said documents or in any way contesting the completeness or accuracy of the Preliminary Official Statement or the Official Statement or the powers of the City or its authority with respect to the Purchase Agreement or any other applicable agreement, or any action on the part of the City or the Community Facilities District contemplated by any of said documents;

7. To the best of our knowledge, the City and the Community Facilities District are not in breach of or in default under any court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District is a party or is otherwise subject or bound, including the Bond Documents, a consequence of which could be to materially and adversely affect the ability of the City or the Community Facilities District to perform their obligations under the Bonds, the Bond Documents or which, with the passage of time or the giving of notice or both, would constitute an event of default thereunder; and;

8. To the best of our knowledge, the adoption of the Bond Resolution and the execution and delivery of the Bonds and the Bond Documents, did not and will not conflict with or constitute a breach of or default under any applicable court or administrative decree or order, or under any loan agreement, note, ordinance, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, as the case may be, is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the ability of City or the Community Facilities District to perform their obligations under the Bonds or any Bond Documents.

The opinions set forth above are subject to the following additional qualifications:

General principles of equity, regardless of whether such enforceability is considered in a proceeding in equity or at law; and limitations imposed by bankruptcy, insolvency, fraudulent conveyance, receivership, conservatorship, reorganization, arrangement, liquidation, moratorium or other similar laws affecting the enforcement of creditors' rights in general heretofore or hereafter enacted, as such laws may be applied in the event of bankruptcy, insolvency, reorganization, arrangement, receivership, conservatorship, liquidation, readjustment of debt or other similar proceedings of, or moratorium or similar occurrence affecting municipal corporations in the State.

We express no opinion as to matters governing by laws other than the laws of the State and the federal laws of the United States of America, or the enforceability of any choice of law provision in the documents described herein.

This opinion is solely for your benefit in connection with the transactions covered by the first paragraph of this letter and may not be relied upon or used by, circulated, quoted or referred to, nor may copies hereof be delivered to, any other person or for any other purpose without our prior written approval; provided, however, copies of this opinion may be included in the closing transcripts for the transactions connected with the issuance of the Bonds. We disclaim any obligation to update this opinion letter for events occurring or coming to our attention after the date hereof.

Respectfully submitted,

APPENDIX C

CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2025

CLOSING CERTIFICATE OF THE CITY

I, the undersigned, hereby certify that I am the _____ of the City of Roseville (the "City"), the City Council (the "City Council") of which is the Legislative Body for Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "Community Facilities District"), a community facilities district duly organized and existing under the laws of the State of California (the "State") and I am authorized to execute this Certificate on behalf of the City in connection with the issuance of the above-captioned bonds (the "Bonds"). All capitalized terms herein not otherwise defined shall have the meanings given such terms in the Bond Purchase Agreement (the "Bond Purchase Agreement"), dated [BPA Date], by and between the City and Piper Sandler & Co.

I further certify on behalf of the City that:

(i) The representations, warranties and covenants of the City contained in the Bond Purchase Agreement, made on behalf of the City and the Community Facilities District, are true and correct in all material respects on and as of the date hereof as if made on the date hereof;

(ii) The Community Facilities District Resolutions, Formation Documents and the City Documents are in full force and effect and have not been amended, modified or supplemented;

(iii) Except as described in the Official Statement, there is no action, suit, proceeding, inquiry or investigation at law or in equity, or by any court or regulatory agency, public board or body pending, with respect to which the City or the Community Facilities District has been served with process, or to the best knowledge of the City or the Community Facilities District, threatened wherein an unfavorable decision, ruling or finding would: (a) affect the creation, organization, existence or powers of the City or the Community Facilities District, or the titles of their officers to their respective offices, (b) enjoin or restrain the issuance, sale and delivery of the Bonds, the levy or collection of the Special Taxes or any other moneys or property pledged or to be pledged under the Fiscal Agent Agreement, or the pledge thereof, (c) in any way question or affect any of the rights, powers, duties or obligations of the City or the Community Facilities District with respect to the Special Taxes or moneys and assets pledged or to be pledged to pay the principal of, premium, if any, or interest on the Bonds, (d) in any way question or affect any authority for the issuance of the Bonds, or the validity or enforceability of the Bonds or the proceedings relating to the issuance of the Bonds, or (e) in any way question or affect the Bond Purchase Agreement or the transactions contemplated thereby, the Official Statement or the City Documents;

(iv) The information in the Preliminary Official Statement (other than statements pertaining to the book-entry system and under the headings "THE DISTRICT – Entitlements and Development," as to which no view is expressed) as of its date was and as of the date hereof is, and in the Official Statement (other than statements pertaining to the book-entry system and under the headings "THE DISTRICT – Entitlements and Development," as to which no view is expressed) as

of its date was and as of the date hereof is, true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading;

(v) The City has complied with all agreements and covenants, and satisfied all conditions, on its part to be complied with or satisfied under the Bond Purchase Agreement and under the Community Facilities District Resolutions, the Formation Documents, the City Documents and the Official Statement at or prior to the date hereof;

(vi) No event has occurred since the date of the Official Statement which either makes untrue or incorrect in any material respect as of the date hereof any statement or information contained in the Preliminary Official Statement or the Official Statement (other than statements pertaining to the book-entry system and under the headings "THE DISTRICT – Entitlements and Development," as to which no view is expressed) or is not reflected in the Official Statement but should be reflected therein in order to make the statements and information therein not misleading in any material respect;

(vii) The use of and distribution by the Underwriter of the Preliminary Official Statement and the Official Statement in connection with the offer and sale of the Bonds is hereby ratified; and

(viii) The City and the Community Facilities District are each in compliance with all covenants set forth in the Fiscal Agent Agreement.

IN WITNESS WHEREOF, the undersigned has executed this certificate as of the date set forth below.

Dated: [Closing Date]

CITY OF ROSEVILLE

By: _____

Its: _____

APPENDIX D

FISCAL AGENT'S CERTIFICATE

The undersigned is an authorized officer of U.S. Bank Trust Company, National Association (the "Bank"), and as such, is familiar with the facts herein certified and is authorized and qualified to state and certify the following:

(i) The Bank is duly organized and existing as a national banking association under the laws of the United States of America, having the full power and authority to accept and perform its duties under the Fiscal Agent Agreement dated as of July 1, 2019, as supplemented and amended, including by a Supplemental Agreement No. 5 to Fiscal Agent Agreement dated as of August 1, 2025 (collectively, the "Fiscal Agent Agreement") by and between the City the Bank. Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Bond Purchase Agreement, dated [BPA Date], by and between the City and Piper Sandler & Co.;

(ii) Pursuant to the Fiscal Agent Agreement, the Bank will apply the proceeds from the Bonds to the purposes specified in the Fiscal Agent Agreement;

(iii) The Bank is duly authorized to accept the obligations created by the Fiscal Agent Agreement and to authenticate the Bonds pursuant to the terms of the Fiscal Agent Agreement;

(iv) The Fiscal Agent Agreement has been duly authorized, executed and delivered by the Bank and, assuming due authorization, execution and delivery thereof by the other parties thereto, constitutes a valid and binding agreement of the Bank enforceable against the Bank in accordance with its terms;

(v) The Bonds have been validly authenticated and delivered by the Bank pursuant to the Fiscal Agent Agreement;

(vi) No consent, approval, authorization or other action by any governmental or regulatory authority having jurisdiction over the Bank that has not been obtained is or will be required for the authentication of the Bonds or the consummation by the Bank of the other transactions contemplated to be performed by the Bank in connection with the authentication of the Bonds and the acceptance and performance of the obligations created by the Fiscal Agent Agreement;

(vii) To the knowledge of the Fiscal Agent, there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body that has been served on the Bank or, threatened in any way affecting the existence of the Bank, or seeking to restrain or to enjoin the execution and delivery of the Fiscal Agent Agreement or the authentication of the Bonds, by the Bank, or in any way contesting or affecting the validity or enforceability, as against the Bank, of the Fiscal Agent Agreement or any action of the Bank contemplated by any of said documents, or in which an adverse outcome would materially and adversely affect the ability of the Bank to perform its obligations under the Fiscal Agent Agreement;

(viii) The Bank is not in breach of or in default under any applicable law or administrative rule or regulation of the State of California (the "State") or the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any material agreement or other material instrument to which the Bank is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the ability of the Bank to perform its obligations under the Fiscal Agent Agreement (*provided, however*, that the Bank does not certify as to compliance with State or federal securities laws); and

(ix) The authentication of the Bonds, and the execution and delivery of the Fiscal Agent Agreement by the Bank, and compliance with the provisions of each, will not conflict in any material respect with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State or the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any material agreement or other material instrument to which the Bank is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the ability of the Bank to perform its obligations under the Fiscal Agent Agreement.

Dated: [Closing Date]

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Fiscal Agent

By: _____
Authorized Officer

APPENDIX E

FISCAL AGENT'S COUNSEL OPINION

[Closing Date]

City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Roseville, California 95678

Piper Sandler & Co.
2321 Rosecrans Ave., Suite 3200
El Segundo, California 90245

Re: City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2025

Ladies and Gentlemen:

We have acted as counsel for U.S. Bank Trust Company, National Association, a national banking association (the "Bank") in connection with the execution by the Bank of the Fiscal Agent Agreement dated as of July 1, 2019, as supplemented and amended, including by a Supplemental Agreement No. 5 to Fiscal Agent Agreement dated as of August 1, 2025 (collectively, the "Fiscal Agent Agreement") by and between the City and the Bank. We are generally familiar with the Articles of Association and the Bylaws of the Bank and are also familiar with the corporate proceedings of the Bank with regard to its authorization, execution and delivery of the Fiscal Agent Agreement. Capitalized terms used herein shall have the respective meanings ascribed to them in the Fiscal Agent Agreement, except as otherwise defined herein.

We have examined such documents and have reviewed such questions of law as we have considered necessary and appropriate for the purposes of this opinion. In such review, we have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals, and the conformity with originals of all documents submitted to us as copies. Where questions of fact material to our opinions expressed below were not established independently, we have relied upon statements of officers of the Bank as contained in their certificates.

Based upon the foregoing, we are of the opinion that:

1. The Bank is a national banking association duly organized, validly existing and in good standing under the laws of the United States of America.

2. The Bank has all requisite corporate power, authority and legal right to execute and deliver the Fiscal Agent Agreement and to perform its duties and obligations under the Fiscal Agent Agreement, and has taken all necessary corporate action to authorize the execution and delivery thereof and the performance of its obligations thereunder, including the authentication and delivery of the Bonds in its capacity as Fiscal Agent under the Fiscal Agent Agreement.

3. The Bank has duly authorized, executed and delivered the Fiscal Agent Agreement. Assuming the due authorization, execution and delivery thereof by the other parties thereto, the Fiscal Agent Agreement is a legal, valid and binding agreement of the Bank, enforceable in accordance with its terms against the Bank.

4. To our knowledge, no authorization, approval, consent, or order of any governmental agency or regulatory authority having jurisdiction over the Bank that has not been obtained by the Bank is required for the authorization, execution and delivery by the Bank of the Fiscal Agent Agreement or the authentication and delivery of the Bonds by the Bank under the Fiscal Agent Agreement.

The opinions set forth above are subject to the following qualifications and exceptions:

(a) the opinions are subject to the effect of any applicable bankruptcy, insolvency, fraudulent transfer, reorganization, moratorium or other similar laws of general application affecting creditors' rights; and

(b) the opinions are subject to the effect of general principles of equity, including (without limitation) concepts of materiality, reasonableness, good faith and fair dealing, and other similar doctrines affecting the enforceability of agreements generally (regardless of whether considered in a proceeding in equity or at law).

Our opinions expressed above are limited to the laws of the State of California and the federal laws of the United States of America.

The foregoing opinions are being furnished to you solely for your benefit and may not be relied upon by, nor may copies be delivered to, any other person without our prior written consent.

Very truly yours,

APPENDIX F

CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2025

CERTIFICATE OF SPECIAL TAX CONSULTANT

The undersigned hereby states and certifies:

1. That he/she is an authorized officer of Willdan Financial Services, Inc. (the "Special Tax Consultant") and as such is familiar with the facts herein certified and is authorized and qualified to certify the same.

2. That the Special Tax Consultant is familiar with the Rate and Method of Apportionment of Special Tax (the "Rate and Method") as set forth in Appendix A to the Official Statement dated [BPA Date], for the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "Community Facilities District") Special Tax Bonds, Series 2025 (the "Bonds"). Capitalized terms not otherwise defined herein shall be defined as provided in the Rate and Method or the Fiscal Agent Agreement dated as of July 1, 2019, as supplemented and amended, including by a Supplemental Agreement No. 5 to Fiscal Agent Agreement dated as of August 1, 2025 (collectively, the "Fiscal Agent Agreement") by and between the City and U.S. Bank Trust Company, National Association, as successor fiscal agent (the "Fiscal Agent").

3. That the Special Taxes (net of a 1% administration charge of the County of Placer (the "County Charge")), if levied in accordance with the Rate and Method and collected will annually yield sufficient revenue to make timely payments of the annual debt service on the 2019 Bonds, 2020 Bonds, 2021 Bonds, 2022 Bonds, 2023 Bonds and the Bonds, and projected annual Administrative Expenses related to the levy and collection of the Special Taxes and the expenses of the Fiscal Agent for the 2019 Bonds, 2020 Bonds, 2021 Bonds, 2022 Bonds, 2023 Bonds and the Bonds (no representation is made as to the actual amounts that will be collected in future years).

4. That the Annual Special Tax (net of the County Charge), if collected in the maximum amounts permitted pursuant to the Rate and Method on the Closing Date, would generate at least 110% of the Annual Debt Service payable with respect to the 2019 Bonds, 2020 Bonds, 2021 Bonds, 2022 Bonds, 2023 Bonds and the Bonds payable from such Special Taxes for Fiscal Year 2025-26 and every year thereafter through the final maturity of the 2019 Bonds, 2020 Bonds, 2021 Bonds, 2022 Bonds, 2023 Bonds and the Bonds, assuming the debt service schedule shown in the Official Statement is true and correct.

5. That the aggregate value of all parcels in the Community Facilities District subject to the Special Tax, including then existing improvements and any facilities to be constructed or acquired with the proceeds of the Bonds, as determined by an MAI appraisal, is at least 3.00 times the sum of (1) the aggregate principal amount of all the 2019 Bonds, 2020 Bonds, 2021 Bonds, 2022 Bonds and 2023 Bonds then Outstanding, plus (2) the aggregate principal amount of the Bonds proposed to be issued, plus (3) the aggregate principal amount of any bonds then outstanding and payable from assessments which are a lien against property in the Community Facilities District, plus (4) a portion of the aggregate principal amount of all bonds issued under the Act, other than Bonds then Outstanding, payable at least partially from special taxes to be levied on parcels of land subject to the Special Tax within the Community Facilities

District (the "Other Mello-Roos Bonds") equal to the aggregate principal amount of the Other Mello-Roos Bonds multiplied by a fraction, the numerator of which is the amount of special taxes levied for the Other Mello-Roos Bonds on parcels of land within the Community Facilities District subject to the Special Tax, and the denominator of which is the total amount of special taxes levied for the Other Mello-Roos Bonds on all parcels of land subject to the Special Tax against which the special taxes are levied to pay the Other Mello-Roos Bonds (such fraction to be determined based upon the special taxes which could be levied the year in which maximum annual debt service on the Other Mello-Roos Bonds occurs), based upon information from the Summary of Overlapping Debt table shown in the Official Statement and the most recent available Fiscal Year.

6. That the aggregate value of the Recently Annexed Parcels, including then existing improvements and any facilities to be constructed or acquired with the proceeds of the Bonds, as determined by an MAI appraisal and based upon the allocation of said aggregate values as shown in the Official Statement tables prepared by Special Tax Consultant is at least 3.00 times the sum of (1) the Attributable Principal Amount of all 2019 Bonds, 2020 Bonds, 2021 Bonds, 2022 Bonds and 2023 Bonds then Outstanding, plus (2) the Attributable Principal Amount of the Bonds proposed to be issued (collectively the "CFD Bonds") based upon the allocation of the debt of the CFD Bonds as shown in the Official Statement tables prepared by Special Tax Consultant, plus (3) the Attributable Principal Amount of any bonds then outstanding and payable from assessments which are a lien against property in the Community Facilities District, plus (4) the Attributable Principal Amount of the allocation of Other Mello-Roos Bonds determined to be applicable to the Community Facilities District pursuant to No. 5 directly above and based upon information from the Summary of Overlapping Debt table shown in the Official Statement.

7. That all information supplied by the Special Tax Consultant for use in the Official Statement is believed to be true and correct, as of the date of the Official Statement and as of the date hereof.

8. That, as of the dates of the Preliminary Official Statement and the Official Statement and as of the date hereof, the information contained in those portions of the Official Statement entitled "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Special Taxes, - Special Tax Methodology and – Levy of Annual Special Tax; Maximum Special Tax," "VALUE OF PROPERTY WITHIN THE DISTRICT, other than those sections entitled "The Appraisal" and "Overlapping Liens and Priority of Lien" and "APPENDIX A," including the tables sourced to the Special Tax Consultant, and the other data provided by the Special Tax Consultant and included in the Official Statement, do not, to our knowledge, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

9. The Community Facilities District, the City, the Underwriter, and all the professionals involved in the financing are entitled to rely on this Certificate.

Dated: [Closing Date]

WILLDAN FINANCIAL SERVICES

By: _____

Title: _____

APPENDIX G

CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2025

CERTIFICATE OF PROPERTY OWNER

[POS Date]

The undersigned party certifies and represents that he or she is duly authorized on behalf of JOHN MOURIER CONSTRUCTION, INC., a California corporation ("JMC Homes" or the "Property Owner"), to execute and deliver this certificate (this "Certificate") in connection with the issuance, sale and delivery by City of Roseville of the Bonds captioned above (the "Bonds").

Capitalized terms used but not defined in this Certificate have the same meaning as is set forth in the Bond Purchase Agreement with respect to the Bonds between Piper Sandler & Co., as underwriter (the "Underwriter"), and the City.

As used in this Certificate, the phrase "Actual Knowledge of the Undersigned" means the knowledge that the undersigned currently has as of the date of this Certificate or has obtained through (i) interviews with such current officers and responsible employees of the Property Owner as the undersigned has reasonably determined are likely, in the ordinary course of their respective duties, to have knowledge of the matters set forth in this Certificate, and/or (ii) review of documents reasonably available to the undersigned and which the undersigned reasonably deemed necessary for the undersigned to obtain knowledge of the matters set forth in this Certificate. The undersigned has not conducted any extraordinary inspection or inquiry other than such inspections or inquiries as are prudent and customary in connection with the ordinary course of the Property Owner's current business and operations.

As used in this Certificate, the term "Relevant Entity" of the Property Owner means any Person presently directly or indirectly through one or more intermediaries controlling, controlled by or under common control with the Property Owner, and about whom information could be material to potential investors in their investment decision regarding the Bonds (including without limitation information relevant to the Property Owner's proposed development of the Property (defined herein), or to the Property Owner's ability to pay the Special Taxes due with respect to the Property prior to delinquency). As used in this Certificate, the term "Person" means an individual, a corporation, a partnership, a limited liability company, an association, a joint stock company, a trust, any unincorporated organization or a government or political subdivision thereof. For purposes hereof, the term "control" (including the terms "controlling," "controlled by" or "under common control with") means the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of a Person, whether through the ownership of voting securities, by contract or otherwise.

As used in this Certificate, the term "Property" means the real property currently owned by the Property Owner within the City of Roseville Villages at Sierra Vista Community Facilities

District No. 1 (Public Facilities) (the "Community Facilities District"), as further described in the Preliminary Official Statement.

The undersigned certifies that he or she is familiar with the facts set forth in this Certificate, and further hereby certifies to the Actual Knowledge of the Undersigned as follows, as an authorized officer or representative of the Property Owner:

(1) The Property Owner has been duly organized and validly exists in good standing under the laws of the State of California and has or will have prior to the Closing, as required, all requisite right, power and authority:

(i) to execute and deliver this Certificate;

(ii) to own, develop and sell the Property, as described in the Preliminary Official Statement;

(iii) to execute and deliver the Property Owner Continuing Disclosure Certificate at Closing;

(iv) to perform its obligations under the Property Owner Continuing Disclosure Certificate; and

(v) to carry on its business as described in the Preliminary Official Statement.

(2) The Property Owner agrees to execute at Closing the Property Owner Continuing Disclosure Certificate substantially in the form attached as an appendix to the Preliminary Official Statement, with such additional changes as may be agreed upon by the Underwriter, Bond Counsel and the Property Owner.

(3) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, Property Owner is not aware of any material failures by it or any entity under managerial control of Property Owner to comply in all material respects with previous continuing disclosure undertakings in a written certificate or agreement executed by it or its Relevant Entities to provide periodic continuing disclosure reports or notices of material events respecting securities offerings in California within the past five (5) years.

(4) To the Actual Knowledge of the Undersigned, execution and delivery of the Property Owner Continuing Disclosure Certificate, and the performance by the Property Owner of its obligations under the Property Owner Continuing Disclosure Certificate, will not conflict with or constitute a breach of or default under any loans, lines of credit, agreements, or other contractual or financial obligations of the Property Owner or any applicable law, regulation, judgment or decree.

(5) To the Actual Knowledge of the Undersigned, neither the Property Owner nor any of its Relevant Entities is currently in material default on any loans, lines of credit, credit agreements, or other material contractual or financial obligations, or in breach of any applicable law, regulation, judgment or decree, and no event has occurred and is continuing that would constitute such a default or breach, the result of which could reasonably be expected to materially and adversely affect the ability of the Property Owner:

(i) to own, develop and sell the Property, as described in the Preliminary Official Statement;

(ii) to pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency;

(iii) to carry on its business as described in the Preliminary Official Statement; and

(iv) to perform its obligations under the Property Owner Continuing Disclosure Certificate.

(6) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, the Property Owner has not assumed any obligations under any loans, lines of credit, credit agreements, or other material contractual or financial obligations, or any applicable judgment or decree, which could reasonably be expected to materially and adversely affect the ability of the Property Owner:

(i) to own, develop and sell the Property, as described in the Preliminary Official Statement,

(ii) to pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency, or

(iii) to carry on its business as described in the Preliminary Official Statement.

(7) Except as described in the Preliminary Official Statement, the Property Owner has no loans outstanding and unpaid and no lines of credit that are secured by the Property.

(8) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, neither the Property Owner nor any of its Relevant Entities is currently in default in, or, in the last five (5) years, has ever defaulted to any material extent in, the payment of special taxes or assessments in connection with the Community Facilities District or any other community facilities districts or assessment districts in California that was not cured prior to the institution of any enforcement action with a court of law.

(9) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, there is no litigation, inquiry, investigation or administrative proceeding of any nature pending against the Property Owner (with service of process to the Property Owner having been accomplished), or to the Actual Knowledge of the Undersigned, overtly threatened in writing against the Property Owner, or to the Actual Knowledge of the Undersigned, pending (with service of process to such Relevant Entity having been accomplished) or overtly threatened in writing against any Relevant Entity of the Property Owner, in each case which, if successful, could reasonably be expected to:

(i) materially and adversely affect the ability of the Property Owner to own, develop and sell the Property, as described in the Preliminary Official Statement;

(ii) materially and adversely affect the ability of the Property Owner to pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency;

(iii) materially and adversely affect the ability of the Property Owner to carry on its business as described in the Preliminary Official Statement;

(iv) materially adversely affect the ability of the Property Owner to perform its obligations under the Property Owner Continuing Disclosure Certificate;

(v) challenge, question the validity or enforceability of, or restrain or enjoin the performance of, the Special Taxes, the Bonds, the Resolution, the Fiscal Agent Agreement, the Property Owner Continuing Disclosure Certificate or the Bond Purchase Agreement; or

(vi) restrain or enjoin collection of Special Taxes or other sums to be pledged to pay the principal of and interest on the Bonds.

(10) Except as disclosed in the Preliminary Official Statement or in this Certificate:

(i) the Property Owner and, to the Actual Knowledge of the Undersigned, its Relevant Entities, are solvent;

(ii) to the Actual Knowledge of the Undersigned, there are no proceedings pending (with service of process to the Property Owner having been accomplished) or overtly threatened in writing in which the Property Owner or any of its Relevant Entities may be adjudicated as bankrupt, become the debtor in a bankruptcy proceeding, be discharged from any or all of its respective debts or obligations, be granted an extension of time to pay its respective debts or obligations, or be granted a reorganization or readjustment of its respective debts or obligations; and

(iii) Neither the Property Owner nor, to the Actual Knowledge of the Undersigned, any of its Relevant Entities, has filed for bankruptcy or been declared bankrupt in the last ten (10) years.

(11) As of the date hereof, the information in the sections of the Preliminary Official Statement entitled "THE DISTRICT," THE IMPROVEMENTS," "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT," "CONTINUING DISCLOSURE" and "SPECIAL RISK FACTORS" concerning the Property Owner and its Relevant Entities, the Property, the Property Owner's development and financing plans, and the Property Owner's contractual arrangements (but excluding any information cited as coming from a source other than the Property Owner) is true and correct in all material respects, and contains no untrue statement of a material fact and does not omit any material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(12) Except as disclosed in the Preliminary Official Statement, the Property Owner has not submitted an application for, nor received actual notice of,

(i) the formation or authorization of any other assessment district or community facilities district that would include any portion of the Property, or

(ii) the authorization or issuance of any debt secured by an assessment or another special tax to be levied on any portion of the Property, other than the Special Tax.

(13) Except as set forth in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, there are no claims, disputes, lawsuits, actions or contingent liabilities of or against the Property Owner or its Relevant Entities, or among, by or between the Property Owner and any contractors working on the development of the Property, which could reasonably be expected to materially and adversely affect:

(i) the ability of the Property Owner to own, develop and sell the Property, as described in the Preliminary Official Statement;

(ii) the ability of the Property Owner to pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency;

(iii) the ability of the Property Owner to carry on its business as described in the Preliminary Official Statement; or

(iv) the ability of the Property Owner to perform its obligations under the Property Owner Continuing Disclosure Certificate.

(14) To the Actual Knowledge of the Undersigned, all information submitted by, or on behalf of, the Property Owner to (i) the Appraiser, as such information is set forth in the Appraisal, was, at the time of submission, and, except as modified by later information submitted by such Property Owner, is, as of the date of this Certificate, true and correct in all material respects, and (ii) the City, the Community Facilities District, Bond Counsel, Disclosure Counsel, or the Underwriter in connection with the issuance of the Bonds was, at the time of submission and, except as modified by later information submitted by such Property Owner, is as of the date of this Certificate, true and correct in all material respects.

(15) The Property Owner covenants that, while the Bonds or any refunding obligations related thereto are outstanding, the Property Owner will not bring any action, suit, proceeding, inquiry or investigation at law or in equity, before any court, regulatory agency, public board or body, that in any way:

(i) seeks to challenge or overturn the formation of the Community Facilities District;

(ii) seeks to challenge the adoption of the ordinance levying Special Taxes within the Community Facilities District;

(iii) seeks to invalidate the Community Facilities District or any of the Bonds or any refunding obligations; or

(iv) seeks to invalidate the special tax liens imposed under Section 3115.5 of the Streets and Highways Code based on recordation of the notices of special tax lien relating thereto.

The foregoing covenant shall not prevent the Property Owner in any way from bringing any other action, suit, proceeding, inquiry or investigation at law or in equity relating to the following:

(a) a claim that the Special Tax has not been levied in accordance with the Rate and Method;

(b) the application or use of the Special Taxes levied and collected; or

(c) the enforcement of the obligations of the City or the Community Facilities District under the Fiscal Agent Agreement or any agreements between the Property Owner and the City or the Community Facilities District or under which the Property Owner is a beneficiary.

(16) The Property Owner has received a copy of the Rate and Method containing the prepayment formula. The Property Owner acknowledges that any prepayment of the Special Taxes may only be made in accordance with the Rate and Method.

(17) The Property Owner shall comply with the provision of the Mello-Roos Community Facilities Act of 1982, as amended, relating to the Notice of Special Tax described in California Government Code Section 53341.5 in connection with the sale of the Property.

(18) Based upon its current development plans, including, without limitation, its current budget and subject to economic conditions and risks generally inherent in the development of real property, the Property Owner anticipates that it will have sufficient funds to (i) carry on its business as described in the Preliminary Official Statement, (ii) own, develop and sell the Property as described in the Preliminary Official Statement, and (iii) pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency.

However, no assurance can be given that sources of financing available to the Property Owner will be sufficient to complete the property development and home construction as currently anticipated and as described in the Preliminary Official Statement. While the Property Owner has made such internal financing available in the past, there can be no assurance whatsoever of its willingness or ability to do so in the future. Neither the Property Owner nor any of its Relevant Entities has any legal obligation of any kind to make any such funds available or to obtain loans. Other than pointing out the willingness of the Property Owner to provide internal financing in the past, the Property Owner has not represented in any way that it will do so in the future. If and to the extent that internal financing and home sales revenues are inadequate to pay the costs to complete the Property Owner's planned development in the Community Facilities District and other financing by the Property Owner is not put into place, there could be a shortfall in the funds required to complete the proposed development by the Property Owner and portions of the Property may not be developed.

(19) The Property Owner consents to the issuance of the Bonds. The Property Owner acknowledges and agrees that the proceeds of such Bonds will be used for the acquisition and construction of the improvements described in the Preliminary Official Statement. The Property Owner acknowledges that the costs to acquire and construct such improvements are estimates, and that any increase in costs in excess of the estimated costs relating to improvements will reduce the improvements which may be financed by the City, and neither the City, nor the Community Facilities District has any obligation to provide moneys to pay for any such costs.

(20) During the period between the date of this Certificate and the Closing Date, if the Property Owner has actual knowledge of any event relating to or affecting the Property Owner, its Relevant Entities, or the ownership, development or sale of the Property which could cause the information under the captions of the Preliminary Official Statement indicated in Section 11 of this Certificate (and subject to the limitations and exclusions contained in Section 11 of this Certificate) to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the Property Owner shall notify the City and the Underwriter and if, in the opinion of counsel to the City or the Underwriter, such event requires the preparation and publication of a supplement or amendment to the Preliminary Official Statement, the Property Owner shall reasonably cooperate with the City in the preparation of an amendment or supplement to the Preliminary Official Statement in form and substance satisfactory to counsel to the City and to the Underwriter.

(21) As a condition to the issuance of the Bonds, the Property Owner agrees to deliver a bring-down certificate, dated the Closing Date, in substantially the form attached as Appendix H to the Bond Purchase Agreement, to affirm and restate the Property Owner's certifications, representations and covenants made in this Certificate. If any event related to or affecting the Property Owner, its Relevant Entities or the ownership, development or sale of the Property occurs, as a result of which it is necessary to modify the bring-down certificate, the Property Owner agrees to deliver a new bring-down certificate revised to reflect such event.

(22) The Property Owner acknowledges and agrees that:

(i) in connection with the purchase and sale of the Bonds under the Bond Purchase Agreement, and with the discussions, undertakings and procedures leading up to the consummation of the purchase and sale of the Bonds under the Bond Purchase Agreement, the Underwriter is and has been acting solely as principal and is not acting as the agent or fiduciary of the Property Owner;

(iii) the Underwriter has not assumed a fiduciary responsibility in favor of the Property Owner with respect to (a) the offering of the Bonds contemplated hereby or the process leading thereto (whether or not the Underwriter, or any affiliate of the Underwriter, has advised or is currently advising the Property Owner on other matters), or (b) any other obligation to the Property Owner with respect to the offering contemplated by the Bond Purchase Agreement; and

(iii) the Property Owner has consulted its own legal, financial and other advisors to the extent it has deemed appropriate in connection with the offering contemplated by the Bond Purchase Agreement.

On behalf of the Property Owner, I have reviewed the contents of this Certificate and the Property Owner has consulted with counsel regarding the meaning of its contents. The Property Owner acknowledges and understands that a variety of state and federal laws, including but not limited to the Securities Act of 1933, as amended, and Rule 10b-5 promulgated under the Securities Exchange Act of 1934, as amended, may apply to the Property Owner, and that under some circumstances certification as to the matters set forth in this Certificate, without additional disclosures or other action, may not fully discharge all duties and obligations of the Property Owner under such laws.

JOHN MOURIER CONSTRUCTION, INC.,
a California corporation

By: _____

APPENDIX H

CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2025

BRING-DOWN CERTIFICATE OF PROPERTY OWNER

[Closing Date]

The undersigned party certifies and represents that he or she is duly authorized on behalf of JOHN MOURIER CONSTRUCTION, INC., a California corporation ("JMC Homes" or the "Property Owner"), to execute and deliver this certificate (this "Bring-Down Certificate") in connection with the issuance, sale and delivery by City of Roseville of the Bonds captioned above (the "Bonds")

This Bring-Down Certificate is delivered pursuant to the Bond Purchase Agreement with respect to the Bonds dated [BPA Date], between Piper Sandler & Co., as underwriter, and the City (the "Purchase Agreement").

In connection with the distribution of the Preliminary Official Statement relating to the Bonds, the Property Owner executed a Certificate of Property Owner dated [POS Date] (the "Certificate").

Capitalized terms used but not defined in this Bring-Down Certificate have the same meanings as set forth in the Purchase Agreement and the Certificate.

The undersigned, on behalf of the Property Owner, further certifies as follows:

(1) The undersigned is familiar with the facts certified in the Certificate and this Bring-Down Certificate, and is authorized and qualified to certify the same as an authorized officer or representative of the Property Owner.

(2) The undersigned has received the final Official Statement relating to the Bonds (the "Final Official Statement").

(3) Each statement made in the Certificate is affirmed and restated as if made on the date hereof; provided that each statement made in the Certificate referring to the Preliminary Official Statement is affirmed as it relates to the Final Official Statement.

(4) To the Actual Knowledge of the Undersigned (as defined in the Certificate), no event has occurred since the date of the Preliminary Official Statement that has, in any material way, adversely affected the statements and information described in Paragraph 11 of the Certificate (and subject to the limitations and exclusions contained in Paragraph 11 of the Certificate) relating to the Property Owner and its Relevant Entities, the Property, the Property Owner's development and financing plans, and the Property Owner's contractual arrangements (but excluding any information cited as coming from a source other than the Property Owner), which should be disclosed in the Final Official Statement for the purposes for which it is to be used in order to make such statements and information contained in the Final Official Statement not misleading in any material respect.

(5) For a period of 90 days after the Closing Date, if the Property Owner has actual knowledge of any event relating to or affecting the Property Owner, its Relevant Entities, or the ownership development or sale of the Property which could cause the information under the captions of the Final Official Statement indicated in Paragraph 11 of the Certificate (and subject to the limitations and exclusions contained in Paragraph 11 of the Certificate) to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the Property Owner shall notify the City and the Underwriter and if, in the opinion of counsel to the City or the Underwriter, such event requires the preparation and publication of a supplement or amendment to the Final Official Statement, the Property Owner shall reasonably cooperate with the City in the preparation of an amendment or supplement to the Final Official Statement in form and substance satisfactory to counsel to the City and to the Underwriter.

(6) The Property Owner has duly executed and delivered the Property Owner Continuing Disclosure Certificate, and the Property Owner Continuing Disclosure Certificate constitutes the legal, valid and binding obligation of the Property Owner, enforceable against the Property Owner in accordance with its terms, except as such enforcement is limited by bankruptcy, insolvency, reorganization, arrangement, moratorium, fraudulent conveyance, and other similar laws relating to or affecting the rights of creditors and certain equitable, legal, or statutory principles affecting the enforcement of contractual rights generally, regardless of whether such enforcement is considered in a proceeding in equity or at law.

JOHN MOURIER CONSTRUCTION, INC.,
a California corporation

By: _____

APPENDIX I

CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2025

FORM OF PROPERTY OWNER'S COUNSEL OPINION

[Closing Date]

City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
311 Vernon Street
Roseville, California 95678

Piper Sandler & Co.
2321 Rosecrans Ave., Suite 3200
El Segundo, California 90245

Re: City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2025

Ladies and Gentlemen:

We have acted as counsel to John Mourier Construction, Inc. (the "Property Owner") in connection with the issuance and sale by City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "District") of $_____ City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2025 (the "Bonds"). This opinion is rendered pursuant to the Bond Purchase Agreement dated [BPA Date] (the "Bond Purchase Agreement"), entered into in connection therewith. Capitalized terms used herein without definition shall have the meanings set forth in the Bond Purchase Agreement.

In rendering the opinions set forth herein, we have reviewed and examined such documents as we have determined to be appropriate, including the following documents:

A. The Bond Purchase Agreement;

B. The Preliminary Official Statement dated [POS Date] and the Official Statement dated [BPA Date] (collectively, the "Official Statement") for the offer and sale of the Bonds;

C. The Property Owner Continuing Disclosure Certificate, dated [Closing Date] (the "Property Owner Continuing Disclosure Certificate") by the Property Owner and Willdan Financial Services, as dissemination agent; and

D. The Certificate of Property Owner dated [POS Date], and the Bring-Down Certificate of Property Owner, dated [Closing Date], both provided by Property Owner to the City and Underwriter pursuant to Section 3 of the Bond Purchase Agreement (collectively, the "Property Owner Certificate").

For purposes of this opinion, the term "Litigation Search" shall mean a litigation search of Developer, performed in the Superior Court of the State of California, County of Placer; the California Court of Appeal, Third Appellate District; the United States District Court, Eastern District of California; the United States Bankruptcy Court, Eastern District of California; and the United States Ninth Circuit Court of Appeal, conducted by Corporation Service Company (Order Date _____, 2025; Order No. _____) (the "Litigation Search"), but without warranty as to the completeness and accuracy thereof due to the potential for errors or inaccuracies in the data and files made available from the applicable courts.

With respect to factual matters underlying our opinions herein, we have made no independent investigation or inquiry and have relied solely upon the Property Owner Certificate and the Litigation Search. We advise you that the phrase "to our knowledge," as used herein, means that no facts have come to our attention, based upon an inquiry of attorneys in this firm who devote substantive legal attention to Property Owner, or as a result of our examination of the Property Owner Certificate and the Litigation Search, that indicate to us anything contrary to the statement to which the phrase relates. Except as expressly set forth above, the phrase does not mean that we have conducted any investigation or inquiry or performed any other examination, or review. We have no reason to believe that any factual matters or assumptions relied upon by us are not true, correct and complete.

Our opinions herein are limited to the internal laws of the State of California and the federal laws of the United States of America. We express no opinion whatsoever with respect to the laws of any other jurisdiction and assume no responsibility for the applicability of such laws. In rendering our opinions herein, we have assumed the following, with your approval:

(i) The genuineness and authenticity of all signatures on original documents submitted to us (other than any signatures on behalf of Property Owner); the authenticity and completeness of all documents submitted to us as originals; the conformity to originals of all documents submitted to us as copies; where any signature, other than any signature on behalf of Property Owner purports to have been made in a corporate, governmental, fiduciary or other capacity, the person who affixed such signature had the full power and authority to do so;

(ii) The due authorization, execution and delivery of the applicable agreements by the parties thereto, other than the Property Owner, and the legality, validity, binding effect and enforceability against such parties of their respective obligations under such agreements;

(iii) The truth, accuracy and completeness of all factual representations and warranties of all parties under the documents described in paragraphs A through D, above;

(iv) The constitutionality or validity of a relevant statute, rule, regulation or agency action is not in issue unless a reported decision in the State of California has specifically addressed but not resolved, or has established, its unconstitutionality or invalidity; and

(v) All official public records relied upon by us are accurate and complete.

Based upon the foregoing and in reliance thereon, and based on our examination of such questions of law as we have deemed appropriate under the circumstances, and subject to any further assumptions, comments, exceptions, qualifications and limitations set forth below, as of the date hereof, it is our opinion that:

1. The Property Owner is a corporation duly incorporated and validly existing in the State of California and in good standing under the laws of the State of California. The Property Owner is qualified to do business in the State of California.

2. The Property Owner Continuing Disclosure Certificate has been duly authorized, executed and delivered by Property Owner, and constitutes legal, valid and binding obligations of the Property Owner, enforceable against the Property Owner in accordance with its terms.

3. To our knowledge, the execution and delivery by Property Owner of the Property Owner Continuing Disclosure Certificate and the performance of its obligations thereunder do not and will not result in a violation or any provision of, or in default under any agreement or other instrument to which Developer is a party.

4. To our knowledge, Property Owner is not in violation of any provision of or in default under, its organizational documents or any agreement or other instrument, violation or default under which would materially and adversely affect the business, properties, assets, liabilities or conditions (financial or other) of the Property Owner with respect to Property Owner's ability to develop real property owned by Property Owner within the District.

5. To our knowledge, except as set forth in the Official Statement, there are no actions, suits or proceedings pending or threatened against Property Owner which, if determined adversely, would have a material adverse effect (a) on the ability of Property Owner to perform its obligations under the Property Owner Continuing Disclosure Certificate or (b) on the development, construction, use, occupancy or operation of the Development or a material portion thereof.

6. Without having undertaken to independently determine the accuracy, completeness or fairness of the discussion contained in the Official Statement under the captions "THE DISTRICT," THE IMPROVEMENTS," "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT," "CONTINUING DISCLOSURE," and "SPECIAL RISK FACTORS" (except that no opinion or belief is expressed as to any information relating to The Depository Trust Company, or any information relating to CUSIP numbers, or with respect to any financial, statistical or engineering information, data or forecasts, numbers, charts, estimates, projections, assumptions or expressions of opinion, assessed valuations or appraised values, or to any information which is attributable to a source other than Property Owner, contained in the Official Statement), no facts came to our attention during the course of our representation of Property Owner that would lead us to believe that the information under said captions of the Official Statement relating to the Property Owner and the Property Owner's organizations, activities, properties and financial condition, and its proposed development of the property, contains any untrue statement of a material fact or omits any material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading.

In addition, all of our opinions expressed hereinabove are specifically subject to and limited by the following:

(a) We express no opinion as to matters governed by any laws other than the substantive laws of California which are in effect as of the date hereof, and we assume no obligation to modify or supplement this opinion with respect to changes in such laws after the date hereof.

(b) As counsel to the Property Owner in this matter, we have not rendered financial advice to the Property Owner and do not represent, by this opinion or otherwise, that we have reviewed or made any assessment about, nor do we offer any opinion about, the financial condition of the Property Owner, past, present or future; nor have we reviewed the financial feasibility of this transaction or those matters which the proceeds of the Bonds will fund or any of it components and, accordingly, we offer no opinion whatsoever regarding such financial feasibility.

(c) The effect of laws or court decisions relating to bankruptcy, insolvency, fraudulent conveyance, equitable subordination, reorganization, arrangement, moratorium or other laws or court decisions relating to or affecting creditors' rights generally.

(d) Limitations imposed by California or federal law or equitable principles upon the availability of the remedy of specific performance of any of the remedies, covenants or other provisions of any document or agreement and upon the availability of injunctive relief or other equitable remedies.

In addition, we express no opinion as to the title of the property within the District or any entitlements, permits, approvals or other assets relating to the Property Owner's development of its property as proposed in the Official Statement.

We express no opinion as to any matter other than as expressly set forth above, and, in conjunction therewith, specifically express no opinion concerning the application of or compliance with any federal securities law, including, but not limited to, the Securities Act of 1933, as amended, and the Trust Indenture Act of 1939, as amended, any state securities or "Blue Sky" law, or any federal, state or local tax law, as respecting the Bonds.

This letter is intended solely for your use in accordance with the Bond Purchase Agreement and may not be reproduced or filed publicly or relied upon for any other purpose by you or for any purpose whatsoever by any other party without the express written consent of the undersigned except that this Opinion may be copied and distributed as part of a closing book of the bond transaction documents, provided that such distribution shall not expand in any way the permitted uses of this letter.

We assume no responsibility for the effect of any fact or circumstance occurring subsequent to the date of this letter, including without limitation, legislative or other changes in the law. Further, we assume no responsibility to advise you of any facts or circumstances of which we become aware after the date hereof, regardless of whether or not they may affect our opinions herein. This opinion is given as of the date hereof and we assume no obligation to update our opinions herein after the date hereof.

Very truly yours,

APPENDIX J

CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2025

CERTIFICATE OF APPRAISER

Integra Realty Resources (the "Appraiser"), Sacramento, California prepared an appraisal of the properties within the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "Community Facilities District") dated _____, 2025 (the "Appraisal"). The Appraisal is described and summarized in the Preliminary Official Statement dated [POS Date] (the "Preliminary Official Statement") and the Official Statement dated [BPA Date] (the "Official Statement"), including as Appendix B thereto, relating to the bonds captioned above.

The Appraiser hereby certifies that, to the best of his knowledge and belief, all information with respect to the Appraisal in the Preliminary Official Statement and in the Official Statement was true and correct as of the date of the Appraisal and that the Appraiser is aware that acts and events may have occurred since the date of the Appraisal which could result in both positive and negative effects on market value; however, an updated Appraisal has not been completed as of this date.

The Appraiser hereby consents to the use of the Appraisal in connection with the distribution and use of the Preliminary Official Statement and Official Statement.

Dated: [Closing Date]

INTEGRA REALTY RESOURCES

By:_____

APPENDIX K

CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2025

FORM OF ISSUE PRICE CERTIFICATE

The undersigned, on behalf of Piper Sandler & Co. ("Piper") hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds").

1. ***Sale of the General Rule Maturities***. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Defined Terms***.

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."

(b) *Issuer* means City of Roseville.

(c) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(d) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(e) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Piper's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Certificate as to Arbitrage and with respect to compliance with the federal income tax rules affecting the Bonds, and by Jones Hall LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income

for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

Dated: [Closing Date]

PIPER SANDLER & CO.

By: _____

SCHEDULE A

SALE PRICES OF THE GENERAL RULE MATURITIES

(*Attached*)

PRELIMINARY OFFICIAL STATEMENT DATED AUGUST ___, 2025

NEW ISSUE-FULL BOOK ENTRY **NOT RATED**

In the opinion of Jones Hall LLP, as Bond Counsel, subject, however to certain qualifications described herein, under existing law, the interest on the 2025 Bonds is excluded from gross income for federal income tax purposes and such interest is not an item of tax preference for purposes of the federal alternative minimum tax. Interest on the 2025 Bonds may be subject to the corporate alternative minimum tax. In the further opinion of Bond Counsel, such interest is exempt from California personal income taxes. See "TAX MATTERS" herein.

$5,180,000*
CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2025

Dated: Date of Delivery **Due: September 1, as shown below**

The bonds captioned above (the "2025 Bonds"), are being issued by the City of Roseville (the "City") by and through its Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "District"). The 2025 Bonds are special tax obligations of the City, authorized pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being California Government Code Section 53311, et seq. (the "Act"), and are issued pursuant to the Resolution of Issuance (as defined herein) and a Fiscal Agent Agreement dated as of July 1, 2019, as supplemented and amended to date, including by a Supplemental Agreement No. 5 to Fiscal Agent Agreement dated as of August 1, 2025 (collectively, the "Fiscal Agent Agreement") by and between the City and U.S. Bank Trust Company, National Association, as successor fiscal agent (the "Fiscal Agent"). The 2025 Bonds are being issued to (i) construct and acquire certain public facilities of benefit to the District, (ii) provide for a deposit to a debt service reserve account for the 2025 Bonds, and (iii) pay costs of issuance of the 2025 Bonds. Interest on the 2025 Bonds is payable semiannually on March 1 and September 1 of each year, commencing March 1, 2026. The City has previously issued special tax bonds for the District in 2019, 2020, 2021, 2022 and 2023, which remain outstanding on a parity basis. The 2025 Bonds represent the sixth series of special tax bonds issued for the District, and the issuance of additional parity bonds in the future is contemplated as ongoing development in the District proceeds, subject to the conditions set forth in the Fiscal Agent Agreement. See "THE BONDS – Authority for Issuance" and "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS –Parity Bonds."

The 2025 Bonds are being issued as fully registered bonds, registered in the name of Cede & Co. as nominee of The Depository Trust Company ("**DTC**"), and will be available to ultimate purchasers in the denomination of $5,000 or any integral multiple thereof, under the book-entry system maintained by DTC. See "APPENDIX G – DTC AND THE BOOK-ENTRY ONLY SYSTEM."

The 2025 Bonds are secured by and payable from a parity pledge of Special Tax Revenues (as defined herein) derived from Special Taxes (as defined herein) to be levied by the City on real property within the boundaries of the District, from the proceeds of any foreclosure actions brought following a delinquency in the payment of the Special Taxes, and from amounts held in certain funds under the Fiscal Agent Agreement, all as more fully described herein. **Unpaid Special Taxes do not constitute a personal indebtedness of the owners of the parcels within the District. In the event of delinquency, proceedings may be conducted only against the parcel of real property securing the delinquent Special Tax. There is no assurance the owners will be able to pay the Special Tax or that they will pay a Special Tax even though financially able to do so.** To provide funds for payment of the 2025 Bonds and the interest thereon as a result of any delinquent Special Taxes, the City will establish a debt service reserve account for the 2025 Bonds from proceeds of the 2025 Bonds, as described herein. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS."

Property currently in the District and subject to the Special Tax is planned for 1,361 residential homes that constitutes a portion of a larger development project, with additional land expected to annex into the District in the future. As of June 12, 2025, 915 homes were owned by individual homeowners, with the remainder of lots, partially completed homes and completed homes owned by various merchant builders. See "THE DISTRICT" and "OWNERSHIP AND DEVELOPMENT OF PROPERTY WITHIN THE DISTRICT."

The 2025 Bonds are subject to optional and mandatory redemption prior to maturity as described herein. See "THE BONDS — Redemption."

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY, THE COUNTY OF PLACER, THE STATE OF CALIFORNIA OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE 2025 BONDS. THE 2025 BONDS DO NOT CONSTITUTE A DEBT OF THE CITY WITHIN THE MEANING OF ANY STATUTORY OR CONSTITUTIONAL DEBT LIMITATION. THE INFORMATION SET FORTH IN THIS OFFICIAL STATEMENT, INCLUDING INFORMATION UNDER THE HEADING "SPECIAL RISK FACTORS," SHOULD BE READ IN ITS ENTIRETY.

This cover page contains certain information for general reference only. It is not a summary of all of the provisions of the 2025 Bonds. Prospective investors must read the entire Official Statement to obtain information essential to the making of an informed investment decision. See "SPECIAL RISK FACTORS" herein for a discussion of the special risk factors that should be considered, in addition to the other matters and risk factors set forth herein, in evaluating the investment quality of the 2025 Bonds.

The 2025 Bonds are offered when, as and if issued, subject to approval as to their legality by Jones Hall LLP, as Bond Counsel. Certain legal matters will also be passed on by Jones Hall LLP, as Disclosure Counsel and Kutak Rock LLP, as counsel to the Underwriter. Certain legal matters will be passed upon for the City by the City Attorney. It is anticipated that the 2025 Bonds will be available for delivery to DTC on or about August ___, 2025.

[Piper logo]

The date of this Official Statement is _____, 2025.

* Preliminary; subject to change.

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or a solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such jurisdiction.

CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2025

MATURITY SCHEDULE

Maturity (Sept. 1)	Principal Amount	Interest Rate	Yield	Price	CUSIP† (_____)

$_____ _____% Term Bond Due September 1, 20___; Yield ____%; Price: ____%
CUSIP†: _____

† CUSIP Global Services (CGS) is managed on behalf of American Bankers Association by FactSet Research Systems Inc. Copyright© 2025 CUSIP Global Services. This data is not intended to create a database and does not serve in any way as a substitute for the CGS database. CUSIP® numbers are provided for convenience of reference only. None of the City, the Fiscal Agent or the Underwriter take any responsibility for the accuracy of the CUSIP data.

CITY OF ROSEVILLE, CALIFORNIA

City Council
Krista Bernasconi, *Mayor (District 4)*
Karen Alvord, *Vice Mayor (District 5)*
Bruce Houdesheldt, *Councilmember (District 3)*
Pauline Roccucci, *Councilmember (District 2)*
Tracy Mendonsa, *Councilmember (District 1)*

City Staff
Dominick Casey, *City Manager*
Dennis Kauffman, *Assistant City Manager*/*Chief Financial Officer*
Michelle Sheidenberger, *City Attorney*
Carmen Avalos, *City Clerk*

SPECIAL SERVICES

Bond Counsel and Disclosure Counsel
Jones Hall LLP
San Mateo, California

Municipal Advisor
Fieldman, Rolapp & Associates, Inc.
Irvine, California

Special Tax Consultant and Administrator
Willdan Financial Services
Temecula, California

Appraiser
Integra Realty Resources
Sacramento, California

Fiscal Agent
U.S. Bank Trust Company, National Association
San Francisco, California

GENERAL INFORMATION ABOUT THIS OFFICIAL STATEMENT

Use of Official Statement. This Official Statement is submitted in connection with the sale of the 2025 Bonds referred to herein and may not be reproduced or used, in whole or in part, for any other purpose. This Official Statement is not to be construed as a contract with the purchasers of the 2025 Bonds.

Estimates and Forecasts. When used in this Official Statement and in any continuing disclosure by the City, in any press release and in any oral statement made with the approval of an authorized officer of the City, the words or phrases "will likely result," "are expected to", "will continue", "is anticipated", "estimate", "project," "forecast", "expect", "intend" and similar expressions identify "forward looking statements." Such statements are subject to risks and uncertainties that could cause actual results to differ materially from those contemplated in such forward-looking statements. Any forecast is subject to such uncertainties. Inevitably, some assumptions used to develop the forecasts will not be realized and unanticipated events and circumstances may occur. Therefore, there are likely to be differences between forecasts and actual results, and those differences may be material. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, give rise to any implication that there has been no change in the affairs of the City since the date hereof.

Limit of Offering. No dealer, broker, salesperson or other person has been authorized by the City to give any information or to make any representations in connection with the offer or sale of the 2025 Bonds other than those contained herein and if given or made, such other information or representation must not be relied upon as having been authorized by the City or the Underwriter. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the 2025 Bonds by a person in any jurisdiction in which it is unlawful for such person to make such an offer, solicitation or sale.

Involvement of Underwriter. The Underwriter has reviewed the information in this Official Statement in accordance with, and as a part of, their responsibilities to investors under the Federal Securities Laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information. The information and expressions of opinions herein are subject to change without notice and neither delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date hereof. All summaries of the documents referred to in this Official Statement, are made subject to the provisions of such documents, respectively, and do not purport to be complete statements of any or all of such provisions.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY OVERALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE 2025 BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

THE 2025 BONDS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, IN RELIANCE UPON AN EXCEPTION FROM THE REGISTRATION REQUIREMENTS CONTAINED IN SUCH ACT. THE 2025 BONDS HAVE NOT BEEN REGISTERED OR QUALIFIED UNDER THE SECURITIES LAWS OF ANY STATE.

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OFFICIAL STATEMENT

$5,180,000*
CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2025

This Official Statement, including the cover page and all Appendices hereto, is provided to furnish certain information in connection with the issuance by the City of Roseville (the "**City**") by and through its Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "**District**") of the bonds captioned above (the "**2025 Bonds**").

Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Definitions of certain terms used herein and not defined herein have the meaning set forth in the Fiscal Agent Agreement. See APPENDIX F.

INTRODUCTION

This introduction is not a summary of this Official Statement. It is only a brief description of and guide to, and is qualified by, more complete and detailed information contained in the entire Official Statement, including the cover page and attached appendices, and the documents summarized or described in this Official Statement. A full review should be made of the entire Official Statement. The offering of the 2025 Bonds to potential investors is made only by means of the entire Official Statement.

The City. The City is located in the County of Placer (the "**County**"), which is located in the Sacramento Valley near the foothills of the Sierra Nevada mountain range, about 16 miles northeast of Sacramento and 110 miles east of San Francisco. The City presently occupies 43 square miles in the southwestern part of the County and is the largest city in the County as well as the residential and business center of the County. It is bordered by Sacramento County to the south, the City of Rocklin to the north and unincorporated County to the east and west. For additional information on the City and the County, see APPENDIX C.

The District. On March 21, 2018, the City Council of the City (the "**City Council**"), as legislative body of the District, adopted a Resolution of Intention to form the District under the Mello-Roos Community Facilities Act of 1982, as amended (the "**Act**"), to levy a special tax and to incur bonded indebtedness for the purpose of financing the Improvements and making contributions to certain public facilities. After conducting a noticed public hearing, on May 2, 2018, the City Council adopted a Resolution of Formation (the "**Resolution of Formation**"), which established the District

* Preliminary; subject to change.

and a future annexation area for the District (the "**Future Annexation Area**"), set forth the Rate and Method within the District and set forth the necessity to incur bonded indebtedness in a total amount not to exceed $310,000,000. On the same day, an election was held within the District in which the qualified elector in the District, John Mourier Construction, Inc. ("**JMC Homes**"), approved the proposed bonded indebtedness and the levy of the Special Tax. Change proceedings were undertaken in the District in January 2019 to amend the Rate and Method, which proceedings were approved by JMC Homes, as the qualified elector in the District. Additional property has been added from the Future Annexation Area into the District since that time, as further described herein.

Ownership and Development in the District. The land currently in the District is developing into 1,361 single-family homes. This constitutes a portion of a larger development project being undertaken by JMC Homes in the area, and additional land currently owned by JMC Homes or Mourier Investments, LLC ("**MILLC**"), an investment affiliate of JMC Homes, is expected to annex into the District from the Future Annexation Area in the future.

In late 2021 and early 2022, JMC Homes sold 143 finished lots comprising Village FD-10 to Richmond American Homes of Maryland, Inc., a Maryland corporation ("**Richmond American Homes**"). In 2023, JMC Homes sold 135 finished lots comprising Village FD-24 to Woodside 05S, LP, a California limited partnership ("**Woodside**"). As used herein, JMC Homes, Richmond American Homes and Woodside are sometimes referred to collectively as the "**Merchant Builders**." See "THE DISTRICT" and "OWNERSHIP AND DEVELOPMENT OF PROPERTY WITHIN THE DISTRICT".

Construction status of the 1,361 taxable properties being developed by the Merchant Builders as of June 12, 2025 is summarized as follows:

Development Status as of June 12, 2025

Merchant Builder	Number of Lots/ Homes[(1)]	Finished Lots	Homes Under Construction	Completed Homes	Homes Sold But Not Closed	Homes Sold and Closed[(2)]
Individuals	924					924
JMC Homes	278	241	13	6	18	
Richmond American Homes	38	0	17	5	16	
Woodside	121	87	12	16	6	
Total	1361	328	42	27	40	924

(1) Number of lots within District and development status as of June 12, 2025. It is anticipated that additional land will be annexed into the District in the future from the Future Annexation Area. See "THE DISTRICT."
(2) Per the Appraisal, as of June 12, 2025, there were 762 homes in the District with a complete assessed value (not appraised) and 171 homes in the District without a complete assessed value (which were appraised). See "VALUE OF PROPERTY WITHIN THE DISTRICT."
Source: Merchant Builders.

Authority for Issuance of the 2025 Bonds. The 2025 Bonds are issued pursuant to the Act, a resolution adopted by the City Council on [August 6], 2025 (the "**Resolution of Issuance**") and a Fiscal Agent Agreement dated as of July 1, 2019, as supplemented and amended by a Supplemental Agreement No. 1 to Fiscal Agent Agreement dated as of July 1, 2020, Supplemental Agreement No. 2 to Fiscal Agent Agreement dated as of August 1, 2021, Supplemental Agreement No. 3 to Fiscal Agent Agreement dated as of August 1, 2022, Supplemental Agreement No. 4 to Fiscal Agent Agreement dated as of August 1, 2023 and Supplemental Agreement No. 5 to Fiscal Agent Agreement dated as of August 1, 2025 (collectively, the "**Fiscal Agent Agreement**") between the City and U.S. Bank Trust Company, National Association, as successor fiscal agent (the "**Fiscal Agent**").

Bond Terms. The 2025 Bonds will be dated as of and bear interest from the date of delivery thereof at the rate or rates set forth on the cover page of this Official Statement. Interest on the 2025 Bonds is payable on March 1 and September 1 of each year (each an "**Interest Payment Date**"), commencing March 1, 2026. The 2025 Bonds will be issued without coupons in denominations of $5,000 or any integral multiple thereof.

Registration of Ownership of 2025 Bonds. The 2025 Bonds will be issued only as fully registered bonds in book-entry form, registered in the name of Cede & Co., as nominee of The Depository Trust Company ("**DTC**"). Ultimate purchasers of 2025 Bonds will not receive physical certificates representing their interest in the 2025 Bonds. So long as the 2025 Bonds are registered in the name of Cede & Co., as nominee of DTC, references herein to the Owners will mean Cede & Co., and will not mean the ultimate purchasers of the 2025 Bonds. Payments of the principal, premium, if any, and interest on the 2025 Bonds will be made directly to DTC, or its nominee, Cede & Co. so long as DTC or Cede & Co. is the registered owner of the 2025 Bonds. Disbursements of such payments to DTC's Participants is the responsibility of DTC and disbursements of such payments to the Beneficial Owners is the responsibility of DTC's Participants and Indirect Participants, as more fully described herein. See "APPENDIX G – DTC AND THE BOOK-ENTRY ONLY SYSTEM."

Use of Proceeds. Proceeds of the 2025 Bonds will primarily be used to finance a portion of the costs of acquiring and constructing certain public infrastructure improvements (the "**Improvements,**" as described herein) as part of the development being undertaken by JMC Homes. The Improvements consist generally of water, wastewater, drainage, roadway and other infrastructure improvements necessary for development of property within the District and the surrounding area, as well as park and open space improvements (which include environmental mitigation costs). See "THE IMPROVEMENTS." Proceeds of the 2025 Bonds will also be deposited to a debt service reserve account for the 2025 Bonds, and to pay costs of issuance.

Security and Source of Payment of the Bonds. As security for the payment of the Bonds, a special tax applicable to each taxable parcel in the District will be levied and collected according to the tax liability determined by the City Council through the application of the Amended Rate, Method of Apportionment, and Manner of Collection of Special Tax for the District (the "**Rate and Method**"). The Rate and Method is set forth in its entirety in APPENDIX A hereto. Pursuant to the Rate and Method, a "Facilities Special Tax" will be levied and collected until the earlier of (i) the Transition Year or (ii) Fiscal Year 2082-83, and a "Maintenance Special Tax" will be levied and collected beginning in the Transition Year. *Only the "Facilities Special Tax" is pledged to the payment of the Bonds (as defined herein), and the definition of "**Special Taxes**" used in the Fiscal Agent Agreement and this Official Statement refers only to the "Facilities Special Tax" levied in accordance with the Rate and Method*. See "SECURITY AND SOURCES OF PAYMENT OF THE BONDS – Special Tax Methodology."

The 2025 Bonds, Prior Bonds and any Additional Bonds are payable from the "***Special Tax Revenues***," consisting of the proceeds of the Special Taxes received by the City, including all scheduled payments and delinquent payments thereof, interest thereon and proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes, net of the administration charge of the County (currently at 1%), but do not include any interest in excess of the interest due on the Bonds or any penalties collected in connection with any such foreclosure. The 2025 Bonds are also payable from amounts held in certain funds and accounts pursuant to the Fiscal Agent Agreement, including a reserve fund, all as more fully described herein. See "– 2025 Reserve Account of the Reserve Fund," below.

The Special Taxes represent liens on the parcels of land subject to a Special Tax, and failure to pay the Special Taxes could result in proceedings to foreclose the delinquent property. The Special Taxes do not constitute the personal indebtedness of the owners of taxed parcels. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Special Tax Methodology" and "APPENDIX A – RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX."

Additional Parity Bonds. The maximum authorized indebtedness for the District is $310,000,000. The City has previously issued the following series of special tax bonds pursuant to this authorization:

- $12,540,000 City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2019 (the "**2019 Bonds**");

- $9,835,000 City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2020 (the "**2020 Bonds**");

- $10,375,000 City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2021 (the "**2021 Bonds**");

- $3,405,000 City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2022 (the "**2022 Bonds**"); and

- $4,115,000 City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2023 (the "**2023 Bonds**").

Collectively, the 2019 Bonds, 2020 Bonds, 2021 Bonds, 2022 Bonds and 2023 Bonds are referred to as the "**Prior Bonds**." The 2025 Bonds represent the sixth series of special tax bonds issued under the authorization, and additional series of parity bonds are expected in the future to finance additional infrastructure improvements needed by JMC Homes for the development of the project as additional property is annexed into the District. In addition, the City may utilize a portion of the available authorized bond amount for the funding of certain deferred impact fees owed to the City, as described below under "– Use of Bond Authorization for Development Impact Fee Deferral Bonds." Any special tax bonds issued for the District in the future that are secured on parity with the 2025 Bonds and Prior Bonds (herein, "**Additional Bonds**" and collectively with the 2025 Bonds and Prior Bonds, the "**Bonds**") are required to meet certain conditions of issuance as set forth in the Fiscal Agent Agreement, and no bonds having a lien senior to the lien of the Bonds are allowed. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Parity Bonds."

The principal amount of the 2025 Bonds has been sized based on the Special Taxes that can be generated from the 156 residential lots annexed into the District in 2025 (although all of the Special Taxes levied in the District are pledged to the 2025 Bonds, Prior Bonds and any Additional Bonds, on a parity basis). Additional Bonds are expected to be issued in multiple series for the purpose of financing the improvements as additional property in the future annexation area is annexed into the District, resulting in the currently projected total aggregate principal amount of 2025 Bonds, Prior Bonds and additional bonds of approximately $[126,000,000]. This approximate principal amount does not take into account refunding bonds and bonds issued to pay for the Development Impact Fee Deferral (described below) for property in the District. However, the actual aggregate amount of Additional Bonds to fund Improvements and the Development Impact Fee Deferral may vary depending on interest rates at the time of bond issuance, the timing of each bond issue and other factors that may impact the timing and size of each bond issue.

Use of Bond Authorization for Development Impact Fee Deferral Bonds. In connection with the approval of development in the District, the City agreed that payment of certain impact fees owed by JMC Homes and merchant builders will be deferred (referred to as the "Development Impact Fee Deferral" in the Rate and Method) to allow payment of the deferred fees after the 2019 Bonds have been fully paid. The City expects to receive payment for the deferred impact fees either through continued collection of Special Taxes or through the issuance of future bonds after the 2019 Bonds have matured. If the City chooses to issue bonds to pay deferred impact fees, the remaining authorization will be available to be utilized by the City as a means therefor.

2025 Reserve Account of the Reserve Fund. In connection with the issuance of the 2019 Bonds, a Reserve Fund (the "**Reserve Fund**") was established under the Fiscal Agent Agreement, and within the Reserve Fund separate accounts are established for each series of Bonds. Accordingly, a reserve account for the 2025 Bonds will be established within the Reserve Fund (the "**2025 Reserve Account**"). Amounts in each Reserve Account are available solely for the payment of debt service on the related series of Bonds. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Reserve Fund." If there are additional delinquencies after depletion of funds in any Reserve Account, the City is not obligated to supplement the Reserve Accounts.

Appraised Value of Property. Property in the District is security for the Special Tax which secures the Bonds. The City authorized the preparation of an appraisal with a date of value of June 12, 2025 for the 599 lots/homes currently within the District without a complete assessed value for improvements, which sets forth an aggregate not-less-than appraised value of $198,167,000 as of such date. The appraiser combined that amount with the Fiscal Year 2024-25 assessed value of the 762 then-existing homes with a complete assessed value for improvements in the District to arrive at an estimated total value of taxable property in the District (1,361 total properties) of $636,201,962 (the "**Composite Value**"). The valuation accounts for the impact of the lien of the Special Tax and assumes certain proceeds from the 2025 Bonds (but not any Additional Bonds that may be issued in the future) are available to reimburse for certain completed infrastructure improvements and fund ongoing improvements, and adds the estimated bond amount to the value of property. See "THE IMPROVEMENTS." In considering the estimates of value evidenced by the appraisal, it should be noted that the appraisal is based upon a number of standard and special assumptions, which affect the estimates as to value, in addition to the assumption of completion of the Improvements and the availability of certain of the proceeds of the 2025 Bonds to reimburse for completed Improvements. See "VALUE OF PROPERTY WITHIN THE DISTRICT – The Appraisal" and APPENDIX B.

The $636,201,962 estimated value of property in the District as shown in the appraisal is 14.10* times the $45,130,000* aggregate principal amount of the direct and overlapping bonded debt in the District (including the 2025 Bonds). This is an average, and individual parcels may vary widely from the average. See "VALUE OF PROPERTY WITHIN THE DISTRICT – Value to Special Tax Burden Ratios."

Limited Obligation of the City. The general fund of the City is not liable and the full faith and credit of the City is not pledged for the payment of the interest on, or principal of or redemption premiums, if any, on the 2025 Bonds. The 2025 Bonds are not secured by a legal or equitable pledge of or charge, lien or encumbrance upon any property of the City or any of its income or receipts, except the money in the funds established and pledged to the Bonds under the Fiscal Agent Agreement, and neither the payment of the interest on nor principal of or redemption premiums, if

* Preliminary; subject to change.

any, on the 2025 Bonds is a general debt, liability or obligation of the City. The 2025 Bonds do not constitute an indebtedness of the City within the meaning of any constitutional or statutory debt limitation or restrictions, and neither the City Council, the City nor any officer or employee thereof are liable for the payment of the interest on or principal of or redemption premiums, if any, on the 2025 Bonds other than from the proceeds of the Special Taxes and the money in the funds established and pledged to the Bonds, as provided in the Fiscal Agent Agreement.

Summary of Information. Brief descriptions of certain provisions of the Fiscal Agent Agreement, the Bonds and certain other documents are included herein. The descriptions and summaries of documents herein do not purport to be comprehensive or definitive, and reference is made to each such document for the complete details of all its respective terms and conditions, copies of which are available for inspection at the office of the Chief Financial Officer of the City. All statements herein with respect to certain rights and remedies are qualified by reference to laws and principles of equity relating to or affecting creditors' rights generally. Capitalized terms used in this Official Statement and not otherwise defined herein have the meanings ascribed to such terms in the Fiscal Agent Agreement. The information and expressions of opinion herein speak only as of the date of this Official Statement and are subject to change without notice. Neither delivery of this Official Statement, any sale made hereunder, nor any future use of this Official Statement shall, under any circumstances, create any implication that there has been no change in the affairs of the City or the District since the date hereof.

Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized.

ESTIMATED SOURCES AND USES OF FUNDS

A summary of the estimated sources and uses of funds associated with the sale of the 2025 Bonds follows:

Estimated Sources of Funds:	
Principal Amount of 2025 Bonds	$
Plus/Less: [Net] Original Issue Premium/Discount	
Total	$
Estimated Uses of Funds:	
Deposit to Improvement Fund	$
Deposit to 2025 Reserve Account of the Reserve Fund[(1)]	
Costs of Issuance[(2)]	
Total	$

(1) Equal to the Reserve Requirement for the 2025 Bonds.
(2) Includes fees of bond and disclosure counsel, fees, expenses and charges of the Fiscal Agent, printing costs, fees of the special tax administrator, appraiser, and municipal advisor, Underwriter's discount, and other costs of issuance.

THE BONDS

Authority for Issuance

The 2025 Bonds are issued pursuant to the Fiscal Agent Agreement, the Resolution of Issuance and the Act.

On March 21, 2018, the City Council adopted a Resolution of Intention to form a community facilities district under the Act, to levy a special tax and to incur bonded indebtedness for the purpose of financing the Improvements and making contributions to certain public facilities. After conducting a noticed public hearing, on May 2, 2018, the City Council adopted the Resolution of Formation, which established the District and the Future Annexation Area, set forth the Rate and Method within the District and set forth the necessity to incur bonded indebtedness in a total amount not to exceed $310,000,000. On the same day, an election was held within the District in which the qualified elector in the District, JMC Homes, approved the proposed bonded indebtedness and the levy of the Special Tax. Change proceedings were undertaken in the District in January 2019 to amend the Rate and Method, which proceedings were approved by JMC Homes, as the qualified elector in the District. See "OWNERSHIP AND DEVELOPMENT OF PROPERTY WITHIN THE DISTRICT" below and APPENDIX A.

The principal amount of the 2025 Bonds has been sized based on the Special Taxes that can be generated from the 156 residential units annexed into the District in 2025 (although all of the Special Taxes levied in the District are pledged to the 2025 Bonds, Prior Bonds and any Additional Bonds, on a parity basis). Additional Bonds are expected to be issued for Improvements as additional property in the future annexation area is annexed into the District. For the purpose of financing the Improvements, Bonds are expected to be issued in an aggregate principal amount of approximately [$126,000,000], including the 2025 Bonds, Prior Bonds and future Additional Bonds. This approximate principal amount does not take into account refunding bonds and bonds issued to pay for the Development Impact Fee Deferral for property in the District. However, the actual aggregate amount of Additional Bonds to fund Improvements and the Development Impact Fee Deferral may vary depending on interest rates at the time of bond issuance, the timing of each bond issue and other factors that may impact the timing and size of each bond issue.

Description of the Bonds

Bond Terms. The 2025 Bonds will be dated as of and bear interest from the date of delivery thereof at the rates and mature in the amounts and years, as set forth on the cover page hereof. The 2025 Bonds are being issued in the denomination of $5,000 or any integral multiple thereof.

Interest on the 2025 Bonds will be payable semiannually on March 1 and September 1 of each year (each an "**Interest Payment Date**"), commencing March 1, 2026. The principal of the 2025 Bonds and premiums due upon the redemption thereof, if any, will be payable in lawful money of the United States of America at the designated corporate trust office of the Fiscal Agent in Los Angeles, California, or such other place as designated by the Fiscal Agent, upon presentation and surrender of the 2025 Bonds; provided that so long as any 2025 Bonds are in book-entry form, payments with respect to such 2025 Bonds will be made by wire transfer, or such other method acceptable to the Fiscal Agent, to DTC.

Book-Entry Only System. The 2025 Bonds are being issued as fully registered bonds, registered in the name of Cede & Co., as nominee of The Depository Trust Company ("**DTC**"), and will be available to ultimate purchasers under the book-entry system maintained by DTC. Ultimate

purchasers of 2025 Bonds will not receive physical certificates representing their interest in the 2025 Bonds. So long as the 2025 Bonds are registered in the name of Cede & Co., as nominee of DTC, references herein to the Owners will mean Cede & Co., and will not mean the ultimate purchasers of the 2025 Bonds. The Fiscal Agent will make payments of the principal, premium, if any, and interest on the 2025 Bonds directly to DTC, or its nominee, Cede & Co., so long as DTC or Cede & Co. is the registered owner of the 2025 Bonds. Disbursements of such payments to DTC's Participants are the responsibility of DTC and disbursements of such payments to the Beneficial Owners are the responsibility of DTC's Participants and Indirect Participants, as more fully described herein. See "APPENDIX G – DTC AND THE BOOK-ENTRY ONLY SYSTEM."

Calculation and Payment of Interest. Interest on the 2025 Bonds will be computed on the basis of a 360-day year consisting of twelve 30-day months. Interest on the 2025 Bonds (including the final interest payment upon maturity or earlier redemption) is payable by check of the Fiscal Agent mailed on each Interest Payment Date by first class mail to the registered Owner thereof at such registered Owner's address as it appears on the registration books maintained by the Fiscal Agent at the close of business on the 15th day of the month preceding the month in which the Interest Payment Date occurs whether or not such day is a Business Day (the "**Record Date**") preceding the Interest Payment Date, or by wire transfer made on such Interest Payment Date upon written instructions received by the Fiscal Agent on or before the Record Date preceding the Interest Payment Date, of any Owner of $1,000,000 or more in aggregate principal amount of 2025 Bonds; provided that so long as any 2025 Bonds are in book-entry form, payments with respect to such 2025 Bonds will be made by wire transfer, or such other method acceptable to the Fiscal Agent, to DTC. See "APPENDIX G – DTC AND THE BOOK-ENTRY ONLY SYSTEM."

Each 2025 Bond will bear interest from the Interest Payment Date next preceding the date of authentication thereof unless (i) it is authenticated on an Interest Payment Date, in which event it will bear interest from such date of authentication, or (ii) it is authenticated prior to an Interest Payment Date and after the close of business on the Record Date preceding such Interest Payment Date, in which event it will bear interest from such Interest Payment Date, or (iii) it is authenticated prior to the Record Date preceding the first Interest Payment Date, in which event it will bear interest from the Dated Date; provided, however, that if at the time of authentication of a 2025 Bond, interest is in default thereon, such 2025 Bond will bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment thereon. So long as the 2025 Bonds are registered in the name of Cede & Co., as nominee of DTC, payments of the principal, premium, if any, and interest on the 2025 Bonds will be made directly to DTC, or its nominee, Cede & Co. Disbursements of such payments to DTC's Participants are the responsibility of DTC and disbursements of such payments to the Beneficial Owners are the responsibility of DTC's Participants and Indirect Participants, as more fully described herein. See "APPENDIX G – DTC AND THE BOOK-ENTRY ONLY SYSTEM."

Redemption*

Optional Redemption. The 2025 Bonds are subject to optional redemption from any source of available funds (other than Prepayments of the Special Tax by property owners), in whole or in part among maturities as specified by the City and by lot within a maturity, on any date on and after September 1, 20__ at the following respective redemption prices (expressed as percentages of the principal amount of the 2025 Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

Redemption Dates	Redemption Price
September 1, 20__ through August 31, 20__	103%
September 1, 20__ through August 31, 20__	102
September 1, 20__ through August 31, 20__	101
September 1, 20__ and any date thereafter	100

Mandatory Redemption From Prepayments. The 2025 Bonds are subject to mandatory redemption from Prepayments of the Special Tax by property owners, in whole or in part among maturities as specified by the City and by lot within a maturity, on any Interest Payment Date at the following respective redemption prices (expressed as percentages of the principal amount of the 2025 Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

Redemption Dates	Redemption Price
September 1, 20__ through and including March 1, 20__	103%
September 1, 20__ and March 1, 20__	102
September 1, 20__ and March 1, 20__	101
September 1, 20__ and any Interest Payment Date thereafter	100

Mandatory Sinking Fund Redemption. The Term 2025 Bonds maturing September 1, 20__ and September 1, 20__ are subject to mandatory sinking payment redemption in part on September 1, 20__ and September 1, 20__, respectively, and on each September 1 thereafter to maturity, by lot, at a redemption price equal to 100% of the principal amount thereof to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following tables:

Term 2025 Bonds Maturing September 1, 20__

Mandatory Redemption Date (Sept. 1)	Sinking Fund Payment
(maturity)	

* Preliminary, subject to change.

Term 2025 Bonds Maturing September 1, 20__

Mandatory Redemption Date (Sept. 1)	Sinking Fund Payment
(maturity)	

The amounts in the foregoing tables will be reduced pro rata, at the direction of the City in an Officer's Certificate, as a result of any prior partial optional redemption or mandatory redemption of the 2025 Bonds. In the event of a Prepayment, the City shall determine the allocation of prepayment proceeds among the 2025 Bonds, Prior Bonds and Additional Bonds (if any).

Purchase In Lieu of Redemption. In lieu of redemption, moneys in the Bond Fund may be used and withdrawn by the Fiscal Agent for purchase of Outstanding 2025 Bonds, upon the filing with the Fiscal Agent of an Officer's Certificate requesting such purchase, at public or private sale as and when, and at such prices (including brokerage and other charges) as such Officer's Certificate may provide, but in no event may 2025 Bonds be purchased at a price in excess of the principal amount thereof, plus interest accrued to the date of purchase.

Redemption Procedure by Fiscal Agent. The Fiscal Agent will cause notice of any redemption to be mailed by first class mail, postage prepaid, at least 20 days but not more than 60 days prior to the date fixed for redemption, to the Securities Depositories and to one or more Information Services, and to the respective registered Owners of any 2025 Bonds designated for redemption, at their addresses appearing on the registration books in the designated corporate trust office of the Fiscal Agent; but such mailing is not a condition precedent to such redemption and failure to mail or to receive any such notice, or any defect therein, will not affect the validity of the proceedings for the redemption of such 2025 Bonds.

Such notice will state the redemption date and the redemption price and, if less than all of the then Outstanding 2025 Bonds are to be called for redemption, will designate the CUSIP numbers and bond numbers of the 2025 Bonds to be redeemed by giving the individual CUSIP number and bond number of each 2025 Bond to be redeemed or will state that all 2025 Bonds between two stated bond numbers, both inclusive, are to be redeemed or that all of the 2025 Bonds of one or more maturities have been called for redemption, will state as to any 2025 Bond called in part the principal amount thereof to be redeemed, and will require that such 2025 Bonds be then surrendered at the designated corporate trust office of the Fiscal Agent for redemption at the said redemption price, and will state that further interest on such 2025 Bonds will not accrue from and after the redemption date.

The City has the right to rescind any notice of the optional redemption of 2025 Bonds and such notice may be cancelled and annulled if for any reason funds will not be or are not available on the date fixed for redemption for the payment in full of the 2025 Bonds then called for redemption.

Whenever provision is made in the Fiscal Agent Agreement for the redemption of less than all of the 2025 Bonds of any maturity, the City will select the 2025 Bonds to be redeemed, from all 2025 Bonds or such given portion thereof of such maturity by lot in any manner which the City in its sole discretion deems appropriate that results in relatively uniform debt service. Upon surrender of 2025 Bonds redeemed in part only, the City will execute and the Fiscal Agent will authenticate and

deliver to the registered Owner, at the expense of the City, a new 2025 Bonds, of the same series and maturity, of authorized denominations in aggregate principal amount equal to the unredeemed portion of the 2025 Bonds.

Effect of Redemption. From and after the date fixed for redemption, if funds available for the payment of the principal of, and interest and any premium on, the 2025 Bonds so called for redemption are deposited in the Bond Fund, such 2025 Bonds so called will cease to be entitled to any benefit under the Fiscal Agent Agreement other than the right to receive payment of the redemption price, and no interest will accrue thereon on or after the redemption date specified in such notice.

Transfer or Exchange of Bonds

So long as the 2025 Bonds are registered in the name of Cede & Co., as nominee of DTC, transfers and exchanges of 2025 Bonds will be made in accordance with DTC procedures. See "APPENDIX G – DTC AND THE BOOK-ENTRY ONLY SYSTEM." Any 2025 Bond may, in accordance with its terms, be transferred or exchanged by the person in whose name it is registered, in person or by his duly authorized attorney, upon surrender of such 2025 Bond for cancellation, accompanied by delivery of a duly written instrument of transfer in a form approved by the Fiscal Agent. Whenever any 2025 Bond or 2025 Bonds are surrendered for transfer or exchange, the City will execute and the Fiscal Agent will authenticate and deliver a new 2025 Bond or 2025 Bonds, for a like aggregate principal amount of 2025 Bonds of authorized denominations and of the same maturity. The cost for any services rendered or any fees or expenses incurred by the Fiscal Agent in connection with any such transfer or exchange will be paid by the City. The Fiscal Agent will collect from the Owner requesting such transfer any tax or other governmental charge required to be paid with respect to such transfer or exchange. No transfers or exchanges of 2025 Bonds will be required to be made (i) within 15 days prior to the date established by the Fiscal Agent for selection of 2025 Bonds for redemption or (ii) with respect to a 2025 Bond after such 2025 Bond has been selected for redemption.

SECURITY AND SOURCES OF PAYMENT FOR THE BONDS

Special Taxes

The Bonds (consisting of the 2025 Bonds, Prior Bonds and any Additional Bonds that may be issued in the future) are payable from and secured by proceeds of the Special Taxes received by the City, including all scheduled payments and delinquent payments thereof, interest thereon and proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes (but excluding any interest in excess of the interest due on the Bonds or any penalties collected in connection with any such foreclosure), and net of a 1% administration charge of the County (the "**Special Tax Revenues**"). All of the Special Tax Revenues and all moneys deposited in the Bond Fund and, until disbursed as provided herein, in the Improvement Fund and the Special Tax Fund are pledged to secure the repayment of the Bonds. In addition, with respect to each Series of Bonds, all moneys in the applicable subaccount of the Reserve Fund for such Series is pledged to secure the repayment of the applicable Series. The Special Tax Revenues and all moneys deposited into such funds (except as otherwise provided in the Fiscal Agent Agreement) are dedicated to the payment of the principal of, including any mandatory sinking fund payments, and interest and any premium on, the Bonds as provided in the Fiscal Agent Agreement and in the Act until all of the Bonds have been paid and retired or defeased in accordance with the Fiscal Agent Agreement.

A Special Tax applicable to each taxable parcel in the District will be levied and collected according to the tax amount determined by the City Council through the application of the Rate and Method administered by Willdan Financial Services, Temecula, California (the "**Special Tax Administrator**") and set forth in APPENDIX A hereto for all taxable properties in the District. Prior to remittance of the Special Tax collections to the City, the County deducts and retains a 1% County administration fee, as noted above. Interest and principal on the Bonds is payable from the annual Special Tax Revenues to be paid to the City from Special Tax levies and collections on taxable property within the District, from amounts held in certain funds and accounts established under the Fiscal Agent Agreement and from the proceeds, if any, from the sale of such property for delinquency of such Special Taxes.

The Special Taxes are exempt from the property tax limitation of Article XIIIA of the California Constitution, pursuant to Section 4 thereof as a "special tax" authorized by a two-thirds vote of the qualified electors. The levy of the Special Taxes was authorized by the City pursuant to the Act in an amount determined according to the Rate and Method approved by the City. See "Special Tax Methodology" below and "APPENDIX A – RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX."

The amount of Special Taxes that the District may levy in any year, and from which principal and interest on the Bonds is to be paid, is strictly limited by the maximum rates approved by the qualified electors within the District, which is set forth in the Rate and Method. Under the Rate and Method, Special Taxes for the purpose of making payments on the Bonds will be levied annually in an amount not in excess of the maximum approved amount. The Special Taxes and any interest earned on the Special Taxes constitute a trust fund for the principal of and interest on the Bonds pursuant to the Fiscal Agent Agreement and, so long as the principal of and interest on these obligations remains unpaid, the Special Taxes and investment earnings thereon will not be used for any other purpose, except as permitted by the Fiscal Agent Agreement, and will be held in trust for the benefit of the owners thereof and will be applied pursuant to the Fiscal Agent Agreement. The Rate and Method apportions the Annual Facilities Costs (as defined in the Rate and Method and described below) among the taxable parcels of real property within the District according to the rate

and methodology set forth in the Rate and Method. See "Special Tax Methodology" below. See also "APPENDIX A – RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX."

The City may levy the Special Tax up to the amount of the Maximum Annual Facilities Special Tax set forth in the Rate and Method, if conditions so require. The City has covenanted to annually levy the Special Taxes in an amount at least sufficient to pay the Annual Facilities Costs (as defined below). Because each Special Tax levy is limited to the Maximum Annual Facilities Special Tax rates authorized as set forth in the Rate and Method, no assurance can be given that, in the event of Special Tax delinquencies, the amount of the Annual Facilities Costs will in fact be collected in any given year. In addition, Section 53321(d) of the Act provides that the special tax levied against any parcel for which an occupancy permit for private residential use has been issued may not be increased as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such Fiscal Year had there never been any such delinquencies or defaults. See "SPECIAL RISK FACTORS – Tax Delinquencies" herein. The Special Taxes are collected for the City by the County in the same manner and at the same time as *ad valorem* property taxes.

Special Tax Methodology

Pursuant to the Rate and Method, a "Facilities Special Tax" will be levied and collected until the earlier of (i) the Transition Year or (ii) Fiscal Year 2082-83, and a "Maintenance Special Tax" will be levied and collected beginning in the Transition Year. For the definition of "Transition Year" and related matters, see APPENDIX A. *Only the "Facilities Special Tax" is pledged to the payment of the Bonds, and the definition of "**Special Taxes**" used in the Fiscal Agent Agreement and this Official Statement refers only to the "Facilities Special Tax" levied in accordance with the Rate and Method. Capitalized terms set forth in this section and not otherwise defined have the meanings set forth in the Rate and Method.*

Determination of Annual Facilities Costs. Each year, the City will determine the Annual Facilities Costs of the District for the upcoming Fiscal Year. The "**Annual Facilities Costs**" includes the following amounts (less any available earnings on any reserve fund, special tax funds, available capitalized interest or any other available revenues):

(i) Debt Service to be paid from Facilities Special Taxes;

(ii) the amount needed to replenish bond reserve funds to the level required by Bond documents, to the extent not included in a computation of Annual Facilities Costs in a previous Fiscal Year;

(iii) Administrative Expenses for such Fiscal Year;

(iv) the amount needed to (1) cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year, and (2) to fund any foreseeable deficiency of the amount to be available for the payment of principal or interest on Bonds which are expected to occur in the current or any previous Fiscal Year, to the extent not already included in the calculation of Annual Facilities Costs;

(v) the amount needed to (1) cure any delinquencies in the payment of the Facilities Special Taxes in the prior Fiscal Year, (2) to fund any foreseeable deficiency of the amount to be available for the payment of Facilities Special Taxes which are expected to

occur in such Fiscal Year, in each case, to the extent not already included in the calculation of Annual Facilities Costs;

(vi) pay-as-you-go expenditures for authorized improvements; and

(vii) during the Deferral Bonding Period, the amount needed to pay Development Impact Fee Deferrals not financed by Bonds.

The Annual Facilities Costs is the basis for the amount of Special Tax to be levied within the District. In no event may the City levy a Special Tax in any year above the Maximum Annual Facilities Special Tax identified for each parcel in the Rate and Method.

Parcels Subject to the Facilities Special Tax. The Rate and Method refers to five "original parcels," corresponding to five separate development areas within the District, and additional parcels that are annexed into the District over time. Each fiscal year, the City will prepare a list of the parcels subject to the Special Tax using the records of the City and the County Assessor. The City will tax parcels within each zone within the District pursuant to the Rate and Method. Taxable Parcels that are acquired by a public agency after the District is formed will remain subject to the Facilities Special Tax unless a "trade" resulting in no loss of Facilities Special Tax revenue can be made, as described in the Rate and Method.

Limitation on Increases in Levy of Facilities Special Tax. If owners are delinquent in the payment of Facilities Special Taxes, the City may not increase Facilities Special Tax levies to make up for delinquencies for prior Fiscal Years above the Maximum Facilities Special Tax rates specified for each category of property within the District. In addition, Section 53321(d) of the Act provides that the special tax levied against any parcel for which an occupancy permit for private residential use has been issued may not be increased as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such Fiscal Year had there never been any such delinquencies or defaults. In cases of significant delinquency, these factors may result in defaults in the payment of principal of and interest on the Bonds. See "SPECIAL RISK FACTORS."

Duration of the Facilities Special Tax; Transition Year. The Facilities Special Tax will be levied and collected (up to maximum allowable amount) until the earlier of (i) the Transition Year or (ii) Fiscal Year 2082-83. Transition Year means the first Fiscal Year following the Fiscal Year in which the Transition Event occurred, and Transition Event means the earlier of (i) after the Initial Bonding Period, the Fiscal Year in which the Administrator determines the Development Impact Fee Deferral has been repaid in full to the City and the City determines funding is no longer needed for Annual Facilities Costs, or (ii) Fiscal Year 2083-84. Initial Bonding Period means the period in which Bonds are outstanding which financed or refinanced Authorized Facilities costs other than the Development Impact Fee Deferral.

Prepayment of the Facilities Special Tax. The Rate and Method provides that landowners may prepay some of the Facilities Special Tax by a cash settlement with the City. The amount of the prepayment required is to be calculated according to a formula set forth in the Rate and Method, which is generally based on the net present value of the remaining years in which the Facilities Special Tax will be collected, including the effect of a 2% per year escalation factor applicable for the time Bonds remain outstanding using a discount rate equal to the most current yield for the 30-year Treasury Constant Maturity as the discount factor, plus an amount representing the Development Impact Fee Deferral Amount (which amount is not available for prepayment of the Bonds), all as described in Section 8 of the Rate and Method set forth in APPENDIX A. Prepayment

is only allowed if the City determines that the prepayment does not jeopardize its ability to make timely payments of debt service on outstanding Bonds.

Levy of Annual Special Tax; Maximum Special Tax

The annual Special Tax will be calculated by the City and levied to provide money for debt service on the Bonds, replenishment of the Reserve Fund, certain delinquencies, administration of the District, and for payment of pay-as-you-go expenditures (to the extent permitted by the City) of the authorized District-funded facilities not funded from Bond proceeds. In no event may the City levy a Special Tax in any year above the maximum identified for each parcel in the Rate and Method.

For the low-density-residential (LDR) units in the District, the Maximum Annual Facilities Special Tax for Fiscal Year 2025-26 equals $2,068 per unit, while for the medium-density-residential (MDR) units in the current boundary of the District, the Maximum Annual Facilities Special Tax for Fiscal Year 2025-26 equals $1,838 per unit. However, these amounts are subject to adjustment based upon the actual number of units built (in the event that less homes are built than are expected in the Rate and Method); however, the Maximum Annual Facilities Special Tax of taxable parcels shall never be less, but may be greater than the Assigned Maximum Annual Facilities Special Tax prior to subdivision. The Maximum Annual Facilities Special Tax (as defined in the Rate and Method) shall escalate by 2% per year until the Transition Event, and thereafter shall no longer be levied. See "APPENDIX A – RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX" and for a table showing the expected land uses and assigned Maximum Special Taxes, see "Attachment 3" in such Appendix.

Annual Special Tax Levy. The Special Tax will be levied each year by calculating the amount needed to be generated by all Taxable Parcels in the District; the Special Tax (up to the maximum allowable amount) will be levied against each Taxable Parcel until the Special Tax revenue equals such amount; however, the Rate and Method establishes a priority for which properties will be levied a Special Tax. First, all "Developed Parcels" (per the Rate and Method, "Developed Parcels" are parcels with a small lot final map) in the District receive a levy of up to the Maximum Annual Facilities Special Tax rate. If additional amounts are needed, a levy is made against each "Small Lot Tentative Map Parcel" in the District, then each "Large Lot Parcel" in the District, then each "Undeveloped Parcel" in the District. For single-family detached property, Developed Parcels are parcels shown on a Final Small Lot Subdivision Map recorded prior to May 1 of the preceding Fiscal Year. See "APPENDIX A – RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX."

The City covenants in the Fiscal Agent Agreement to fix and levy the amount of Special Taxes within the District required for the payment of principal of and interest on any outstanding Bonds of the District becoming due and payable during the ensuing year, including any necessary replenishment or expenditure of the Reserve Fund for the Bonds and an amount estimated to be sufficient to pay the Administrative Expenses during such year, all in accordance with the Rate and Method. The Special Tax is authorized to be levied in an amount not to exceed the Maximum Special Tax levy as described in the Rate and Method notwithstanding that a lower amount is sufficient to pay debt service on the Bonds. The Rate and Method provides a mechanism whereby the City may utilize the pay-as-you-go component to pay for and/or reimburse developers for a portion of the cost of Improvements not funded by proceeds of the bonds issued for the District. Proceeds of the annual Special Tax levy will first be used to pay the "Annual Facilities Costs" (which include debt service payments on the Bonds) other than pay-as-you-go expenditures, and the City contemplates that the levy will include a pay-as-you-go component in an amount equal to the Maximum Annual Facilities Special Tax on Developed Parcels, for deposit into the Improvement Fund for authorized costs not funded from Bond proceeds. See "THE IMPROVEMENTS" and "APPRAISAL OF PROPERTY

WITHIN THE DISTRICT." See also "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Special Tax Methodology" above. See "APPENDIX A – RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX" for a copy of the Rate and Method.

Special Tax Fund

When received, the Special Tax Revenues are required under the Fiscal Agent Agreement to be deposited into a Special Tax Fund to be held by the City in trust for the benefit of the City and the Owners of the Bonds. Within the Special Tax Fund, the City has established and will maintain the Surplus Account, to the credit of which the City will deposit surplus Special Tax Revenue, if any, as described below. Moneys in the Special Tax Fund will be disbursed as provided below and, pending any disbursement, will be subject to a lien in favor of the Owners of the Bonds.

All Special Tax Revenue will be deposited in the Special Tax Fund upon receipt. Prior to each Interest Payment Date, the City will withdraw from the Special Tax Fund and transfer (i) to the Fiscal Agent for deposit in the reserve accounts of the Reserve Fund, an amount which when added to the amount then on deposit therein is equal to the Reserve Requirement with respect to each series of Bonds, and (ii) to the Fiscal Agent for deposit in the Bond Fund an amount, taking into account any amounts then on deposit in the Bond Fund, such that the amount in the Bond Fund equals the principal, premium, if any, and interest due on the Bonds on the next Interest Payment Date; provided, however, that as soon as practicable after the receipt by the City of any prepayments of Special Taxes, but no later than 10 Business Days after such receipt, the City shall transfer such prepayments to the Fiscal Agent for deposit into the Prepayment Account to be used for the redemption of Bonds. At such time as deposits to the Special Tax Fund equal the principal, premium if any, and interest becoming due on the Bonds for the current Bond Year and the amount needed to restore the reserve accounts of the Reserve Fund balance to the Reserve Requirement with respect to each series of Bonds, the amount in the Special Tax Fund in excess of such amount may, at the discretion of the City, be transferred to the Surplus Account, which will occur on or after September 2nd of each year. From time to time, the City may withdraw from the Surplus Account of the Special Tax Fund amounts needed to pay the City's administrative expenses and County fees; provided that such transfers will not be in excess of the portion of the Special Tax Revenues collected by the City that represent levies for administrative expenses. Moneys in the Surplus Account may also be transferred, at the City's discretion, to the Improvement Fund to pay for costs of the Improvements (including reimbursements to developers for the cost of Improvements not funded from proceeds of bonds issued for the District) or authorized facility contributions, to pay the principal of, premium, if any, and interest on the Bonds or to replenish amounts in the Reserve Fund. See "THE IMPROVEMENTS – Construction and Acquisition of the Improvements."

Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure

The Special Tax will be collected in the same manner and the same time as *ad valorem* property taxes, except at the City's option, the Special Taxes may be billed directly to property owners or collected at a different time to meet the City's financial obligations. In the event of a delinquency in the payment of any installment of Special Taxes, the City is authorized by the Act to order institution of an action in superior court to foreclose the lien therefor.

The City has covenanted in the Fiscal Agent Agreement with and for the benefit of the Owners of the Bonds that it will annually on or before September 1 of each year review the public records of the County relating to the collection of the Special Tax in order to determine the amount of the Special Tax collected in the prior fiscal year, and if the City determines on the basis of such review that the amount so collected is deficient by more than 5% of the total amount of the Special Tax levied in the District in such Fiscal Year, it will within 30 days thereafter institute foreclosure

proceedings as authorized by the Act in order to enforce the lien of the delinquent installment of the Special Tax against each separate lot or parcel of land in the District for which such installment of the Special Tax is delinquent, and will diligently prosecute and pursue such foreclosure proceedings to judgment and sale; *provided,* that if the City determines on the basis of such review that (a) the amount so collected is deficient by less than 5% of the total amount of the Special Tax levied in the District in such Fiscal Year, but that property owned by any single property owner in the District is delinquent by more than $5,000 with respect to the Special Tax due and payable by such property owner in such Fiscal Year, or (b) property owned by any single property owner in the District is delinquent cumulatively by more than $3,250 with respect to the current and past Special Tax due (irrespective of the total delinquencies in the District), then the City will institute, prosecute and pursue such foreclosure proceedings in the time and manner provided herein against each such property owner.

Under the Act, foreclosure proceedings are instituted by the bringing of an action in the superior court of the county in which the parcel lies, naming the owner and other interested persons as defendants. The action is prosecuted in the same manner as other civil actions. In such action, the real property subject to the special taxes may be sold at a judicial foreclosure sale for a minimum price that will be sufficient to pay or reimburse the delinquent special taxes.

The owners of the 2025 Bonds benefit from the 2025 Reserve Account within the Reserve Fund established pursuant to the Fiscal Agent Agreement; however, if delinquencies in the payment of the Special Taxes with respect to the 2025 Bonds are significant enough to completely deplete the 2025 Reserve Account within the Reserve Fund, there could be a default or a delay in payments of principal and interest to the owners of the 2025 Bonds pending prosecution of foreclosure proceedings and receipt by the City of the proceeds of foreclosure sales. Provided that it is not levying the Special Tax at the Maximum Annual Facilities Special Tax rates set forth in the Rate and Method, the City may adjust the Special Taxes levied on all property within the District subject to the Special Tax to provide an amount required to pay debt service on the 2025 Bonds, Prior Bonds and any Additional Bonds, and to replenish the reserve accounts established for each respective series of Bonds in the Reserve Fund. However, such adjustment is subject to the Maximum Annual Facilities Special Tax and to the limitation described under the caption "–Special Tax Methodology" above.

Under current law, a judgment debtor (property owner) has at least 120 days from the date of service of the notice of levy to redeem the property to be sold. If a judgment debtor fails to redeem and the property is sold, his or her only remedy is an action to set aside the sale, which must be brought within 90 days of the date of sale. If, as a result of such an action a foreclosure sale is set aside, the judgment is revived and the judgment creditor is entitled to interest on the revived judgment as if the sale had not been made (California Code of Civil Procedure Section 701.680).

Foreclosure by court action is subject to normal litigation delays, the nature and extent of which are largely dependent upon the nature of the defense, if any, put forth by the debtor and the condition of the calendar of the superior court of the county. Such foreclosure actions can be stayed by the superior court on generally accepted equitable grounds or as the result of the debtor's filing for relief under the Federal bankruptcy laws. The Act provides that, upon foreclosure, the Special Tax lien will have the same lien priority as is provided for *ad valorem* taxes and special assessments. See "APPRAISAL OF PROPERTY WITHIN THE DISTRICT – Priority of Lien."

No assurances can be given that the real property subject to a judicial foreclosure sale will be sold or, if sold, that the proceeds of sale will be sufficient to pay any delinquent Special Tax

installment. The Act does not require the District to purchase or otherwise acquire any lot or parcel of property foreclosed upon if there is no other purchaser at such sale.

Section 53356.6 of the Act requires that property sold pursuant to foreclosure under the Act be sold for not less than the amount of judgment in the foreclosure action, plus post-judgment interest and authorized costs, unless the consent of the owners of 75% of the outstanding Bonds is obtained. However, under Section 53356.6 of the Act, the District, as judgment creditor, is entitled to purchase any property sold at foreclosure using a "credit bid," where the District could submit a bid crediting all or part of the amount required to satisfy the judgment for the delinquent amount of the Special Tax. If the District becomes the purchaser under a credit bid, the District must pay the amount of its credit bid into the redemption fund established for the Bonds, but this payment may be made up to 24 months after the date of the foreclosure sale.

2025 Reserve Account of Reserve Fund

A Reserve Fund has been established under the Fiscal Agent Agreement, and within the Reserve Fund, separate accounts are being established for each series of Bonds. Accordingly, a 2025 Reserve Account is being established for the 2025 Bonds. Amounts in the reserve accounts for the Prior Bonds are available solely for the payment of debt service on those respective series of Bonds, and amounts in the 2025 Reserve Account are available solely for the payment of debt service on the 2025 Bonds. If there are additional delinquencies after depletion of funds in the 2025 Reserve Account of the Reserve Fund, the City is not obligated to pay the 2025 Bonds or supplement the 2025 Reserve Account of the Reserve Fund.

Upon delivery of the 2025 Bonds, the Fiscal Agent will deposit an amount of the proceeds into the 2025 Reserve Account of the Reserve Fund so that the amount therein equals the "**Reserve Requirement**," which means, with respect to any series of Bonds, the least of (i) 125% of the average Annual Debt Service with respect to the applicable series of Bonds; (ii) Maximum Annual Debt Service with respect to the applicable series of Bonds; and (iii) 10% of the original principal amount of the applicable series of Bonds (or, if the applicable series of Bonds has more than a de minimis amount of original issue discount or premium, 10% of the issue price of such series of Bonds); provided, that—

(a) the Reserve Requirement for each series of Bonds shall not increase after the date of issuance of the respective series;

(b) in no event shall the City be obligated to deposit an amount in any reserve subaccount in excess of the amount permitted by the applicable provisions of the Code to be so deposited from the proceeds of tax-exempt bonds without having to restrict the yield of any investment purchased with any portion of such deposit and, if the amount of any such deposit is so limited, the Reserve Requirement shall be only the amount of such deposit as permitted by the Code; and

(c) the City may meet all or a portion of the Reserve Requirement with respect to any series of Bonds by depositing a Qualified Reserve Fund Credit Instrument.

For each series of Additional Bonds, the Fiscal Agent shall establish a separate subaccount within the Reserve Fund for such series and moneys in each subaccount shall be held in trust by the Fiscal Agent for the benefit of the Owners of the respective series of Bonds.

The City has the right to either meet the Reserve Requirement at the time of issuance of a series of Bonds or at any time thereafter to cause the Fiscal Agent to release cash from the Reserve Fund, in whole or in part, by tendering to the Fiscal Agent: (1) a Qualified Reserve Fund Credit Instrument, and (2) in the case of a release, an opinion of Bond Counsel stating that such release will not, of itself, cause the portion of the interest on the Bonds secured thereby to become includable in gross income for purposes of federal income taxation. Upon tender of such items to the Fiscal Agent in connection with a release of cash, the Fiscal Agent will transfer such funds to the City. Prior to the expiration of any Qualified Reserve Fund Credit Instrument, if applicable, the City is obligated either to replace such Qualified Reserve Fund Credit Instrument with a new Qualified Reserve Fund Credit Instrument, or to deposit or cause to be deposited with the Fiscal Agent an amount of funds such that the funds on deposit in the Reserve Fund together with all Qualified Reserve Fund Credit Instruments held by the Fiscal Agent are at least equal to the Reserve Requirement (which funds may come from a draw by the Fiscal Agent on the Qualified Reserve Fund Credit Instrument prior to its expiration).

*"**Qualified Reserve Fund Credit Instrument**"* means an irrevocable standby or direct-pay letter of credit or surety bond issued by a commercial bank or insurance company and deposited with the Fiscal Agent, provided that all of the following requirements are met: (a) the long-term credit rating of such bank or insurance company is rated in the top two categories (without regard to modifier) by Standard & Poor's Financial Services LLC or Moody's Investors Service, Inc. at the time of issuance; (b) such letter of credit or surety bond has a term of at least 12 months; (c) such letter of credit or surety bond has a stated amount at least equal to the portion of the Reserve Requirement being met by such instrument or with respect to which funds are proposed to be released pursuant to the Fiscal Agent Agreement; and (d) the Fiscal Agent is authorized pursuant to the terms of such letter of credit or surety bond to draw thereunder an amount equal to any deficiencies which may exist from time to time in the Bond Fund for the purpose of making payments required pursuant to the Fiscal Agent Agreement.

Whenever, on the Business Day prior to any Interest Payment Date, the amount in any reserve account within the Reserve Fund exceeds the Reserve Requirement for the applicable series of Bonds covered by such reserve account, the Fiscal Agent shall provide written notice to the Chief Financial Officer of the amount of the excess. The Chief Financial Officer shall advise the Fiscal Agent in writing of the amount, if any, of any transfer required pursuant to the Fiscal Agent Agreement, and otherwise direct the Fiscal Agent to transfer an amount equal to the excess to the Improvement Fund, if the Project has not been completed as of the date of such transfer, or if the Project has been completed, to the Bond Fund to be used for the payment of the principal of and interest on the Outstanding Bonds covered by the applicable reserve account in accordance with the Fiscal Agent Agreement; provided, that to the extent that such excess results from the prepayment of Special Taxes and redemption of Bonds, such amount shall be transferred to the Prepayment Account and applied to the corresponding redemption of Bonds.

Whenever the balance in the Reserve Fund exceeds the amount required to redeem or pay the Outstanding Bonds, including interest accrued to the date of payment or redemption and premium, if any, due upon redemption, and make any other transfer required under the Fiscal Agent Agreement, the Fiscal Agent will transfer the amount in the Reserve Fund to the Bond Fund to be applied, on the next succeeding Interest Payment Date, to the payment and redemption of all of the Outstanding Bonds. If the amount so transferred from the Reserve Fund to the Bond Fund exceeds the amount required to pay and redeem the Outstanding Bonds, the balance in the Reserve Fund will be transferred to the City, after payment of any amounts due the Fiscal Agent, to be used for any lawful purpose of the City.

Improvement Fund

Under the Fiscal Agent Agreement, there is established an Improvement Fund (and within the Improvement Fund, accounts corresponding to respective series of Bonds), which is to be held in trust by the Fiscal Agent and will be disbursed as provided in the Fiscal Agent Agreement for the payment or reimbursement of the costs of the construction and acquisition of the Improvements in accordance with the Acquisition Agreement (as described herein). Interest earnings from the investment of amounts in the Improvement Fund will be retained in the Improvement Fund to be used for the purposes of the Improvement Fund.

Upon completion of the Improvements and payment to JMC Homes or other entities that are due reimbursement for Improvements, the Fiscal Agent will transfer the amount, if any, remaining in the Improvement Fund to the Bond Fund for application to the payment of principal of and interest on the Bonds in accordance with the Fiscal Agent Agreement, and the Improvement Fund will be closed. See "THE IMPROVEMENTS."

Parity Bonds

The Resolution of Formation authorizes the issuance of up to $310,000,000 of special tax bonds for the District. The 2025 Bonds represent the sixth series of special tax bonds issued under the authorization. The City expects that it will, by a Supplemental Agreement, authorize the issuance of one or more additional series of Additional Bonds payable from Special Taxes and secured by the Special Tax Revenues on a parity with the Bonds, as additional property is annexed in the District and/or through the issuance of bond to finance the Development Impact Fee Deferral, and, to the extent Bonds remain outstanding, upon compliance by the City with the conditions set forth in the Fiscal Agent Agreement, which include the following:

(i) There shall be deposited into a reserve account of the Reserve Fund, an amount at least equal to the Reserve Requirement with respect to such Additional Bonds.

(ii) For each Bond Year the Additional Bonds are Outstanding, projected Special Taxes Revenues, if levied at the maximum annual Special Tax rates per the Rate and Method, in each Fiscal Year are at least equal to 110% of Debt Service due in the Bond Year that begins in the corresponding Fiscal Year, as calculated by the special tax consultant to the City.

(iii) Both of the following conditions are met:

(A) *Regarding All Parcels in the District:* The aggregate value of all parcels in the District subject to the Special Tax, including then existing improvements and any facilities to be constructed or acquired with the proceeds of the Additional Bonds, as determined by an MAI appraisal, assessed valuations shown on the then current County tax roll, or by a combination of both methods, is at least 3.00 times the sum of (1) the aggregate principal amount of all Bonds then Outstanding, plus (2) the aggregate principal amount of the Additional Bonds proposed to be issued, plus (3) the aggregate principal amount of any bonds then outstanding and payable from assessments which are a lien against property in the District, plus (4) a portion of the aggregate principal amount of all bonds issued under the Act, other than Bonds then Outstanding, payable at least partially from special taxes to be levied on parcels of land subject to the Special Tax within the District (the "**Other Mello-Roos Bonds**") equal to the aggregate principal amount of the Other Mello-Roos Bonds multiplied by

a fraction, the numerator of which is the amount of special taxes levied for the Other Mello-Roos Bonds on parcels of land within the District subject to the Special Tax, and the denominator of which is the total amount of special taxes levied for the Other Mello-Roos Bonds on all parcels of land subject to the Special Tax against which the special taxes are levied to pay the Other Mello-Roos Bonds (such fraction to be determined based upon the special taxes which could be levied the year in which maximum annual debt service on the Other Mello-Roos Bonds occurs), based upon information from the most recent available Fiscal Year.

(B) *Regarding Recently Annexed Parcels:* The aggregate value of the Recently Annexed Parcels, including then existing improvements and any facilities to be constructed or acquired with the proceeds of the Additional Bonds, as determined by an MAI appraisal, assessed valuations shown on the then current County tax roll, or by a combination of both methods, is at least 3.00 times the sum of (1) the Attributable Principal Amount of all Bonds then Outstanding, plus (2) the Attributable Principal Amount of the Additional Bonds proposed to be issued, plus (3) the amount of any bonds then outstanding and payable from assessments which are a lien against the Recently Annexed Parcels, plus (4) the allocation of Other Mello-Roos Bonds determined to be applicable to the Recently Annexed Parcels.

As used herein, "*Recently Annexed Parcels*" means all parcels in the District subject to the Special Tax which were annexed into the District following the closing date for the then-most recently issued series of Bonds, and "*Attributable Principal Amount"* means for the Bonds or any Additional Bonds, calculated separately, an amount equal to the aggregate outstanding principal amount of such Bonds and Additional Bonds multiplied by a fraction, the numerator of which is the amount of special taxes that will be levied for such Bonds and Additional Bonds on Recently Annexed Parcels in the first fiscal year in which the levy includes debt service for the applicable series of Additional Bonds, and the denominator of which is the total amount of special taxes that will be levied for the Bonds and Additional Bonds on all parcels of land in the District against which the special taxes are levied to pay the Bonds and Additional Bonds in such fiscal year.

Additional Bonds may be issued for the purpose of refunding any outstanding Bonds without meeting the foregoing conditions so long as debt service on the refunding Bonds in each Bond Year is less than debt service on the Bonds refunded.

Nothing in the Fiscal Agent Agreement shall be interpreted to prohibit issuance of bonds or Additional Bonds secured on a subordinate basis to the Bonds.

In connection with the approval of development in the District, the City has agreed that payment of certain impact fees owed by JMC Homes and other builders will be deferred (referred to as the "Development Impact Fee Deferral" in the Rate and Method) to allow payment of the deferred fees after the 2019 Bonds have been fully paid. The City expects to receive payment for the deferred impact fees either through continued collection of Special Taxes or through the issuance of future bonds after the 2019 Bonds have matured. If the City chooses to issue bonds to pay deferred impact fees, the remaining authorization will be available to be utilized by the City as a means therefor.

DEBT SERVICE SCHEDULES

The Bonds have been sized so that there is at least 110% annual debt service coverage from Special Tax Revenues if levied at the Maximum Annual Facilities Special Tax rate. The annual debt service on the 2025 Bonds, based on the interest rates and maturity schedule set forth on the cover of this Official Statement, together with the annual debt service on the Prior Bonds, in each case, assuming no early redemptions, is set forth below.

City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Parity Debt Service
(Prior Bonds and 2025 Bonds)

Year Ending (Sept. 1)	Prior Bonds Debt Service	2025 Bonds Principal	2025 Bonds Interest	2025 Bonds Debt Service	Total Parity Debt Service
2025					
2026					
2027					
2028					
2029					
2030					
2031					
2032					
2033					
2034					
2035					
2036					
2037					
2038					
2039					
2040					
2041					
2042					
2043					
2044					
2045					
2046					
2047					
2048					
2049					
2050					
2051					
2052					
2053					
2054					
Totals	**$**				

Source: Fiscal Agent for Prior Bonds; Underwriter for 2025 Bonds.

Projected Debt Service Coverage. The following table shows projected debt service coverage on the Bonds (consisting of the 2025 Bonds and the Prior Bonds) from the Maximum Special Taxes, based on certain assumptions and limitations and shown therein.

City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Coverage Calculations – Fiscal Year 2025-26
Ownership and Development Status as of June 12, 2025

Fiscal Year	Owner Occupied Maximum Special Tax	Remaining Completed Homes & Under Construction Maximum Special Tax	Final Mapped Lots Maximum Special Tax	Combined Maximum Special Tax	Priority Admin (Combined)[1]	Combined Net Special Tax [2]	Prior Bonds Debt Service	Series 2025 Debt Service [3] *	Total Debt Service [3] *	Coverage from Owner Occupied*	Coverage from Owner Occupied & Under Construction*	Coverage from All*
2025-26	$1,819,977	$178,276.0	$681,630.0	$2,679,883	($26,799)	$2,653,084						

** Preliminary; subject to change.*

(1) Calculated as 1% of the Maximum Special Tax.

(2) Special Taxes levied against any properties in private residential use may not be increased by more than 10% to cover delinquencies or defaults. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Special Taxes."

(3) Additional properties are expected to be annexed into the District in the future and additional Parity Bonds may be issued, which may change debt service from what is shown.

Sources: Underwriter for Series 2025 Debt Service; Fiscal Agent for Prior Bonds Debt Service; Appraiser and Merchant Builders for Ownership and Development Status and Willdan Financial Services for Special Taxes.

THE SIERRA VISTA SPECIFIC PLAN

The Sierra Vista Specific Plan ("**SVSP**") is the primary land use, policy and regulatory document used to guide development of the project area. The Specific Plan establishes a development framework for land use, affordable housing, resource protection, circulation, utilities and services, implementation and design. The intent is to promote the systematic and orderly development of the plan area. All subsequent development projects and related activities in the SVSP area are required to be consistent with the SVSP. The SVSP implements the goals and policies of the City of Roseville General Plan and augments these goals and policies by providing specific direction to reflect conditions unique to the project and Plan Area. The General Plan serves as the long-term policy guide for the physical, economic and environmental growth of the City. The property within the District was included within the SVSP at adoption, and is a component of the SVSP. The full text of the SVSP is available on the City's website.

Land Use Concept. The SVSP is planned primarily as a residential community, with a significant commercial and employment center along Baseline Road, which properties are not part of the District and not subject to the Special Taxes securing the Bonds. The overall mix and intensity of uses is similar to that found in adjacent portions of the City. The SVSP also provides for recreation, open space, employment and educational opportunities available to residents both within and outside the SVSP area.

The primary elements that comprise the form of the SVSP land use plan include: the residential neighborhoods; a range of commercial and employment uses, schools, parks and open space, as more particularly described below.

Residential Neighborhoods - A variety of housing styles similar to that found elsewhere in the City are planned, including affordable housing and designated age restricted neighborhoods. High density residential comprises approximately 30% of planned residential uses.

Commercial and Employment - A range of commercial and employment uses are proposed within the SVSP, including commercial mixed-use, business professional mixed-use, and community commercial uses. Conventional commercial sites are provided as well, typically along arterial roadways. The SVSP's employment and service uses are intended to complement and further diversify the City's employment, retail, service, and revenue base.

Neighborhood Parks - Neighborhood parks are proposed throughout the SVSP, some are located adjacent to the elementary schools and middle school sites, maximizing the potential for joint-use opportunities with the outdoor recreation facilities. Park facilities range from approximately one to approximately 10 acres in size. Some of the SVSP's neighborhood parks would be linked to a system of paseos, providing a comprehensive network of pedestrian and bikeway connections to the SVSP's parks and open space system. Neighborhood parks typically include a mix of soccer and baseball fields, tot lots, playgrounds, picnic area, and hard surface game courts.

Open Space - Approximately 317 acres of the SVSP are proposed as Open Space, comprising approximately 15 percent of the total project site acreage. Open Space land use and zoning is generally applied to lands that are environmentally sensitive or otherwise significant due to habitat, natural features, or man-made features. Open space corridors provide for passive recreation opportunities, preservation of significant resources, viewsheds, potential floodwater conveyance and retention, resource mitigation, wildlife

movement corridors, and can function to improve the interface between uses. In many locations, the preserve area accommodates a dedicated Class I pedestrian pathway to be shared with a vehicle maintenance road for maintenance activities. In addition, open space areas could accommodate utility lines and provide the conduit for drainage and space for storm water treatment and detention facilities within the SVSP area. Any disturbance or construction within open space preserve areas of the SVSP would comply with the provisions of the Army Corps of Engineers approved Open Space Management Plan and Section 404 permit requirements.

Land Use Plan. The SVSP land use plan includes a blend of residential, service, employment, open space and public uses. At the time of adoption the SVSP area was statistically projected to house approximately 22,045 residents and in excess of 9,000 employees. The SVSP includes a total of 8,679 dwelling units on approximately 2,064 gross acres, with many homes currently completed and occupied. Originally designated land uses included a total of approximately 317 acres set aside in open space; 106 acres for dedication to parks; 71 acres of public/quasi-public uses; 190 acres of community commercial; 27 acres of business professional; and 41 acres of commercial mixed use.

THE DISTRICT

Location and Description of the District and the Immediate Area

General. The District currently encompasses 1,361 single-family residential lots, comprising a mix of completed homes, homes under construction and lots under development. JMC Homes originally owned all of the land in the District and Future Annexation Area and is the developer and homebuilder of all of the lots currently in the District other than (1) 143 lots comprising Village FD-10, which were sold to Richmond American Homes in late 2021 and early 2022 as finished lots and (2) 135 lots comprising Village FD-24, which were sold to Woodside in 2023 as finished lots.

The land currently in the District constitutes a portion of a larger development project being undertaken in the City by JMC Homes. Additional land is expected to annex into the District from the Future Annexation Area. The boundary of the District as originally formed comprised land planned for 395 homes. Acreage designated for an additional 966 residential units was annexed from the Future Annexation Area into the District in 2020 (283 lots), 2021 (297 lots), 2022 (95 lots), 2023 (135 lots) and 2025 (156 lots). The boundary of the District is expected to expand to include an approximate total of 2,383 lots subject to a Special Tax; the remaining 1,022 planned taxable lots in the Future Annexation Area are owned by MILLC, an investment affiliate of JMC Homes, and/or JMC Homes, and are expected to be annexed into the District and developed into an additional 1,022 single family residential units over the next few years and subject to the Special Tax, as market conditions warrant.

The District is located in the SVSP area, which is in the southwest portion of the City. The land is generally level topography, currently with large open annual grassland areas. The SVSP has targeted a majority of the creek corridors, and a portion of the seasonal wetlands, for preservation in permanent open space. High-voltage power lines run adjacent to certain land in the District. See “THE SIERRA VISTA SPECIFIC PLAN” above.

Map. A map showing the initial boundary of the District and the original areas in the Future Annexation Area appears on the next page, followed by a map showing the annexations to date.

[Reserved for boundary map]

[Reserved for annexation map]

Entitlements and Planned Development

The Merchant Builders have provided the following information with respect to entitlements and current and anticipated development of land in the District. No assurance can be given that all information is complete. No assurance can be given that development of land in the District will be completed, or that it will be completed in a timely manner. Since the ownership of the parcels is subject to change, the development plans outlined below may not be continued by the subsequent owner if the parcels are sold, although development by any subsequent owner will be subject to the SVSP, the Development Agreements described herein and the policies and requirements of the City. No assurance can be given that the plans or projections detailed below will actually occur.

Overview. As noted above, development within the current District boundary is anticipated to be consistent with the SVSP land uses, which primarily consist of low-density and medium-density residential neighborhoods. Permitted land uses are configured to reinforce the neighborhood identity and sense of community. MILLC and JMC Homes originally owned all of the approximately 693 acres comprising the overall project, which is approved for development in the SVSP for 2,839 residential units and 20.3 acres of non-residential (retail/office) uses. See "THE SIERRA VISTA SPECIFIC PLAN" above.

Entitlements. The entitlements permit a development proposal related to a particular parcel to proceed through tentative map subdivision and design-review permitting processes to final mapping provided the development application is in accord with the entitlements and the final map conditions. The land received full land use approval in 2010, including, but not limited to, approval of Specific Plan Zoning and Development Agreements, and subsequently received a Section 404 (wetlands) permit, California Water Board Section 401 Certification, and U.S. Fish and Wildlife Service Biological Opinion.

Phased Development. JMC Homes is developing the project in phases, as market conditions warrant. It is serving as merchant builder on the majority of the lots, but has also sold off villages to Richmond American Homes (FD-10) and Woodside (FD-24).

> ***Phases 1–6.*** Currently, 1,361 lots (phases 1 through 6) are within the boundary of the District. Development status of these lots is described below.
>
> ***Future Phases***. Property in the remaining Future Annexation Area encompasses land planned for development into an additional 1,022 residential units subject to a Special Tax when annexed; these parcels are not currently in the District and are therefore not currently subject to the Special Tax securing the Bonds. JMC Homes anticipates annexing additional lots into the District every few years as market conditions warrant, however, the timing of each annexation and number of lots in each annexation may vary based on market conditions. Much of the infrastructure required in the District has been installed by other developers and will benefit the future phases. Further, the City and JMC Homes could choose to create new community facilities districts or separate improvement areas for land within the Future Annexation Area.

Development Agreements. MILLC entered into Development Agreements, dated June 18, 2010 ("**Development Agreements**") with the City in accordance with applicable state and local codes. The Development Agreements vest development rights, set forth infrastructure improvements and dedication requirements, secure the timing and methods for financing improvements, and specify other performance obligations as related to development in the Sierra Vista Specific Plan

area. All of the property in the District is subject to the requirements of the Development Agreements as well as the SVSP. The Development Agreements were entered into in accordance with Sections 65864 through 65869.5 of the California Government Code, as implemented through Article V, Chapter 19.84 of the City's Zoning Ordinance No. 802.

Development Agreements are the primary implementation tools for the SVSP and are intended to create a binding contract between the City and MILLC and their assigned successors in interest, which set forth the needed infrastructure improvements, park dedication requirements, timing and method for financing improvements and other specific performance obligations of the City and MILLC, including obligations related to development of the property in the District, with the terms, conditions, rules, regulations, entitlements, vested rights and other provisions relating to the development of the property in the District according to the SVSP entitlements. Included are provisions relating to infrastructure improvements, public dedication requirements, landscaping amenities and other obligations of the parties. The Development Agreements have a 30-year term, run with the property, and may be modified only by mutual consent of the City and landowner and in a manner consistent with the SVSP. With the Development Agreements in place, subject to compliance with the terms of the Development Agreements, construction of homes within the District may occur upon City approval of subdivision maps, satisfaction of certain design requirements and conditions of such maps and issuance of building permits.

Land use and development entitlements granted under the Development Agreements for property in the District are consistent with the SVSP as described under the caption "THE SIERRA VISTA SPECIFIC PLAN" and summarized above.

Improvements. The Development Agreements set forth the responsibility of MILLC and its successors for a portion of the costs of certain public improvements required for its development within the SVSP, including an electric substation. The dedication of the electric substation site occurred on May 26, 2017, and JMC Homes has satisfied its obligations with respect to it. JMC Homes does not believe any of the improvements required by the Development Agreements will impair its ability to timely obtain building permits.

Funding of the Improvements with the 2025 Bonds and Additional Bonds proceeds will satisfy a portion, but not all, of the relevant obligations of the District for infrastructure improvements required by the Development Agreements. See Table 6 herein for a sources and uses table. The improvements not funded from the 2025 Bonds and Additional Bonds or Special Taxes are required to be funded by JMC Homes or its successor(s). See "THE IMPROVEMENTS" below.

No Affordable Units. There are no affordable unit requirements for the land in the current District boundary.

Environmental Matters

Flood Hazard Map Information. According to the Federal Emergency Management Agency's flood insurance rate maps (Flood Area Panel Number 060243, with an effective date of November 2, 2018), the developable portions of the property in the project area (including land in the District) are located within Flood Zone X, described as areas of minimal flooding (outside of the 100 and 500-year floodplains).

Wetland Conditions. According to the City's planning department, some jurisdictional wetlands will be affected by the development of the project, however the impact has been mitigated by the landowner. No additional environmental permits are required to be obtained.

Seismic Conditions. According to the Seismic Safety Commission, land in the District is located within Zone 3, which is considered to be the lowest risk zone in California. There are only two zones in California: Zone 4, which is assigned to areas near major faults; and Zone 3, which is assigned to all other areas of more moderate seismic activity. In addition, the subject is not located in a Fault-Rupture Hazard Zone (formerly referred to as an Alquist-Priolo Special Study Zone), as defined by Special Publication 42 (revised January 1994) of the California Department of Conservation, Division of Mines and Geology.

Wildfire Hazards. Land in the District is not located in a High or Very High Fire Hazard Severity Zone (FHSZ), as defined by CAL FIRE.

Current and Proposed Development

Overview. Development within the current District boundary has so far been, and is anticipated by JMC Homes to continue to be, consistent with the SVSP land uses, which primarily consist of low-density residential neighborhoods. Permitted land uses are configured to reinforce the neighborhood identity and sense of community. See "THE SIERRA VISTA SPECIFIC PLAN."

Subdivision Maps. The current mapping configuration of parcels in the District, together with final map status, is set forth in the following table.

Tentative Map and Final Map Status for Taxable Residential Parcels in the District
As of June 12, 2025

Large-Lot Parcel	JMC Village[1]	Land Use	Planned Units	Tentative Map Approval Date	Small Lot Final Map Record Date
Phase 1					
JM-2A	Monument	LDR (Residential)	92	12/12/2013	12/27/2018
JM-3A	Pinnacle	LDR (Residential)	83	12/12/2013	12/27/2018
JM-4A/4B	Sentinel	LDR (Residential)	132	12/12/2013	8/23/2019
JM-20A	Palisade	MDR (Residential)	88	12/12/2013	12/27/2018
		Sub-Total	**395**		
Phase 2					
JM-2B	Monument	LDR (Residential)	95	1/9/2019	5/4/2020
JM-3B	Pinnacle	LDR (Residential)	44	1/9/2019	5/4/2020
JM-20B	Palisade	MDR (Residential)	75	1/9/2019	5/4/2020
JM-20 Ph 3.1A	Palisade	MDR (Residential)	69	1/9/2019	7/14/2020
		Sub-Total	**283**		
Phase 3					
JM-20 Ph 3.1B	Palisade	MDR (Residential)	39	1/9/2020	7/20/2021
JM-21	Excelsior	LDR (Residential)	80	1/9/2020	7/1/2021
JM-40	Palisade	MDR (Residential)	35	12/10/2020	7/1/2021
FD-10[1]	n/a	MDR (Residential)	143	2/25/2021	8/20/2021
		Sub-Total	**297**		
Phase 4					
FD-6	Highline	LDR (Residential)	95	1/9/2020	6/29/2022
		Sub-Total	**95**		
Phase 5					
FD-24[1]	n/a	MDR (Residential)	135	1/9/2020	6/30/2022
		Sub-Total	**135**		
Phase 6					
FD-8 Phase 1	Overland	LDR (Residential)	78	2/25/2021	8/8/2024
FD-8 Phase 2	Overland	LDR (Residential)	78	2/25/2021	8/8/2024
			156		
		Total	**1,361**		

(1) FD-10 (143 lots) is being developed by Richmond American Homes, and FD-24 (135 lots) is being developed by Woodside.
Source: JMC Homes.

Future Annexation Area Not in District as of August 1, 2025
Owned by MILLC or JMC Homes

Village (Parcel)	Land Use	Acres	Planned Units[(1)]
JM-1	MDR	17.00	134
JM-30	HDR	7.51	176
JM-41	CC	13.90	--
FD-7	LDR	8.34	58
FD-21	MDR	24.44	187
FD-23	MDR	17.66	127
FD-32A	HDR	3.81	78
FD-32B	HDR	4.23	116
FD-33 (1/2 owner)	HDR	4.30	86
CO-1	LDR	16.30	87
CO-2	LDR	8.77	43
CO-3	LDR	15.66	67
CO-20	MDR	12.71	94
CO-21	MDR	25.39	193
CO-22	LDR	4.81	32
CO-41	CC	0.16	--
	Totals	***220.41***	***1,022***

(1) Includes 456 HDR units which under the Rate and Method would not be subject to the Special Tax.

Source: JMC Homes.

In-Tract Improvements. In addition to the Improvements described below, subdivision in-tract improvements have been underway at the project since 2018. With respect to the 1,205 units planned for phases 1 through 5, in-tract improvements are complete and accepted by the City. With respect to the 156 units planned for phase 6, in-tract improvements began in May 2024 and are expected to be accepted by the City by September 2025.

Backbone Infrastructure. With respect to the 1,361 units planned for phases 1 through 6, JMC Homes completed all basic (sometimes referred to as "backbone") infrastructure required for development of all of the phases in the District and have been accepted by the City. Upon completion of various components of such infrastructure, JMC Homes (or its successors) is eligible to be reimbursed for the cost thereof from proceeds of the Bonds as provided in an acquisition agreement entered into with the City, provided such proceeds are available.

JMC Homes (or its successors) is responsible for the cost of construction of the infrastructure improvements and other costs required for the District and the Future Annexation Area. Proceeds of the Bonds and any additional bonds will provide a portion of the cost of improvements and the remainder will be contributed by JMC Homes (or its successors). See "THE IMPROVEMENTS – Estimated Cost of the Improvements." Bonds for the District are expected to be issued on a parity with the 2025 Bonds and Prior Bonds in multiple series as development progresses and annexation of land into the District occurs. The pace of home construction in the District will be determined by JMC Homes, largely by market conditions and demand for homes.

Utilities. All typical urban utility services for finished lots are available at the lots or will be extended to the lots within the District. These utilities include electric power, natural gas, telephone, cable television, water, refuse, and sanitary sewer and storm water facilities. The City provides

electric, water, sewer refuse and storm water facilities, and police and fire services. Pacific Gas & Electric provides natural gas.

Transformer Supply Chain Challenges. Electric service within the City is provided by the City's electric utility system. The electric utility is currently experiencing a known supply chain disruption with respect to obtaining electrical transformers needed for new development, having been advised by suppliers of potential delay for new orders. Developers in the City have been made aware of the City's known and foreseeable delay in obtaining electric transformers needed for development, which could affect development. The City has a current supply of transformers and has instituted a process for builders to obtain transformers once homes are at frame inspection. This process ensures builders throughout the City are receiving transformers as they construct projects.

THE IMPROVEMENTS

Eligible Facilities

The Bonds will provide a funding source to JMC Homes for moneys expended for a portion of the cost of the Improvements and for certain JMC Homes fees paid or to be paid by JMC Homes. The eligible Improvements authorized to be funded with proceeds of the Bonds include, but are not limited to, the following:

Transportation Improvements. Public roadway improvements designed to meet the needs of the project, including those improvements identified in the Development Agreement, including but not limited to:

- Earl Rush Drive, formerly Federico Drive.
- Fiddyment Road.
- Market Street.
- Santucci Boulevard.
- Summerfaire Drive.
- Silver Spruce Drive.
- Nicole Gee Drive, formerly Sierra Glen Drive.
- Vista Park Drive.
- Vista Grande Boulevard.
- Westbrook Boulevard.

Eligible roadway improvements include the following items: acquisition of land and easements; roadway design; project management; geotechnical engineering, testing and observations, bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete or pavers; power pole relocations; joint trenches, underground utilities, and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including on- and off-site), park and ride facilities, bus rapid transit improvements, including transfer stations and regional public transit improvements; retaining walls, sound walls, enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed above also include any and all necessary underground potable and non-potable water, sanitary sewer, and storm drainage system improvements.

Potable and Non-Potable Water System Improvements. Authorized facilities include any and all on- and off-site backbone water facilities designed to meet the needs of development of the project. These facilities include potable and non-potable mains, valves, services, and appurtenances; wells; and water treatment and storage facilities, and related improvements, including but not limited to: site clearing, grading, and paving; curbs and gutters; recycled water storage tanks, booster pump stations, and all appurtenances thereto; wells; water treatment; stand-by generator; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates and fencing; striping and signage; among others.

Drainage System Improvements. Authorized facilities include any and all on- and off-site backbone drainage and storm drainage improvements designed to meet the needs of development of the project. These facilities include mains, pipelines and appurtenances, outfalls and water quality measures, temporary drainage facilities, detention/retention basins, and drainage pretreatment facilities; drainage ways/channels, pump stations, landscaping, and irrigation; access roads, gates, and fencing; striping and signage, among others.

Wastewater System Improvements. Authorized facilities include any and all on- and off-site backbone wastewater facilities designed to meet the needs of development of the project. These facilities include pipelines and all appurtenances thereto; manholes; tie-in to existing main line; force mains; lift stations; odor-control facilities; sewer treatment plant improvements and permitting related thereto; and related sewer system improvements, among others.

Solid Waste Improvements. Authorized facilities include any and all backbone solid waste improvements designed to meet the needs of development of the project. Eligible improvements also include the project's pro-rata contribution, as described in the project DA, to the SVSP Solid Waste Recycling Center.

Park, Landscape Corridor and Paseo Improvements. Authorized facilities include any and all improvements to parks, landscape corridors and paseos located in the project, including but not limited to construction of Park Sites as identified by the Specific Plan, and construction of Paseos as identified by the SVSP.

Open Space Improvements. Authorized facilities include any and all open space improvements designed to meet the needs of development of the project, including bike trails, bike/pedestrian bridges, storm drain crossings, storm drain detention/retention, wetland mitigation, tree mitigation, on- and off-site hawk/raptor mitigation, agricultural mitigation or wetland mitigation, property acquisition, endowment payments for open space management, landscaping and irrigation, access gates and fencing, and related open space improvements, among others.

Utilities. Authorized facilities include any and all on- and off-site utility improvements designed to meet the needs of development of the project. All utility improvements, easement payments, and land acquisition not located under or alongside transportation improvements are considered authorized facilities. Authorized facilities also shall include costs related to the acquisition of the off-site electric substation site; site clearing; grading; street frontage improvements, including curbs, gutters, and paving; and construction of an all-weather access road to the site from the nearest public street or extension of temporary 12kV overhead lines as described in the project DA, among others.

Other Public Facilities and Impact Fees. Authorized facilities includes any and all public facilities or infrastructure, including the project's pro-rata contribution to the land acquisition of the off-site fire station site, site clearing, grading, and street frontage improvements including curbs,

gutters, and paving, including fire station site reimbursement obligations in the Development Agreement. Authorized facilities also include development impact fees paid and not otherwise reimbursed, whether standard City or County fees levied at the time of the issuance of a building permit or required as part of the DA for the property. Fees include, but are not limited to, the South Placer Regional Transportation Authority Tier II Traffic Fee, City of Roseville City Wide Park Fee, City of Roseville Public Facilities Fee, and Public Benefit Fee.

Estimated Cost of the Improvements

General. The total estimated cost of the Improvements for the land currently within the District (1,361 units) is approximately $145.6 million. As of June 12, 2025, a total of approximately $61 million has been expended for the Improvements, of which a portion may be financed with the proceeds of the 2025 Bonds. Additional infrastructure will be required for areas of future annexation and Additional Bonds are expected to be sold in the future.

Funding Sources. In connection with the issuance of the Bonds, the City and JMC Homes have previously entered into a Funding, Construction and Acquisition Agreement (the "**Acquisition Agreement**") which provides that JMC Homes will construct (or cause to be constructed or funded) the Improvements and related facilities, and the City, upon completion of construction and acceptance by the City, or through progress payments prior to completion of the entire improvement, will purchase the Improvements or reimburse JMC Homes for expended amounts using a portion of the proceeds of the Bonds pursuant to the terms of the Acquisition Agreement. JMC Homes will be responsible for the portion of the cost of construction of the Improvements not paid with Bonds.

OWNERSHIP AND DEVELOPMENT OF PROPERTY WITHIN THE DISTRICT

Unpaid Special Taxes do not constitute a personal indebtedness of the owners of the property within the District. There is no assurance that the present property owners or any subsequent owners will have the ability to pay the Special Taxes or that, even if they have the ability, they will choose to pay the Special Taxes. An owner may elect to not pay the Special Taxes when due and cannot be legally compelled to do so. Neither the City nor any Bond Owner will have the ability at any time to seek payment directly from the owners of property within the District of the Special Tax or the principal or interest on the Bonds, or the ability to control who becomes a subsequent owner of any property within the District.

The Merchant Builders have provided the respective information set forth in this section entitled "OWNERSHIP AND DEVELOPMENT OF PROPERTY WITHIN THE DISTRICT," other than information noted to be sourced from others. No assurance can be given that all information is complete. In addition, any Internet addresses included below are for reference only, and the information on those Internet sites is not a part of this Official Statement or incorporated by reference into this Official Statement.

No assurance can be given that development of the property will be completed, or that it will be completed in a timely manner, as described herein. The Special Taxes are not personal obligations of the Merchant Builders or of any subsequent landowners and in the event a landowner defaults in the payment of the Special Taxes, the District may proceed with judicial foreclosure but has no direct recourse to the assets of any landowner. The Bonds are secured only by the Special Taxes and moneys available under the Fiscal Agent Agreement. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS" and "SPECIAL RISK FACTORS" herein.

Current Property Ownership

Property currently in the District and subject to the Special Tax is planned for 1,361 residential homes that constitutes a portion of a larger development project, with additional land expected to annex into the District in the future. As of June 12, 2025, 915 homes were owned by individual homeowners, with the remainder of lots, partially completed homes and completed homes owned by the Merchant Builders.

JMC Homes

General. JMC Homes has been doing business in the greater Sacramento area as a homebuilder since 1978. It has averaged annual new homes sales volume in excess of $110 million for the past five years and is currently ranked as the 103rd largest homebuilder by *Builder Online*. It is currently building and selling homes in Roseville, Rocklin, Folsom, Lincoln and Marysville in the Sacramento area. *JMC Homes' website address is http://www.jmchomes.com. The website address is given for reference and convenience only, the information on the website may be incomplete or inaccurate and has not been reviewed by the City or the Underwriter. Nothing on the website is a part of this Official Statement or incorporated into this Official Statement by reference.*

Development by JMC Homes. The following tables show the development status, proposed product mix and estimated base sales prices for the 1,083 homes that are being developed by JMC Homes within the current boundaries of the District. As of June 12, 2025 (the date of value of the Appraisal), JMC Homes had six (6) model homes built and open to the public with three (3) under construction. The model homes are located in JM-4 and JM-21, within phases 1 and 3 of the development, but available to serve additional production phases.

Construction, Release and Closing Summary – JMC Homes Only
As of June 12, 2025

Product	No. Lots	Average Sq. Ft.	Base Sales Price[(1)]	Homes Under Construction	Finished Lots	Completed Homes	Homes Sold/ Under Contract	Homes Sold and Closed
Monument	187	2,077	SOLD OUT	0	0	0	0	187
Pinnacle	127	2,601	SOLD OUT	0	0	0	0	127
Sentinel	132	1,966	$669,990	0	3	3	0	126
Palisade	306	1,694	SOLD OUT	0	0	0	0	306
Excelsior	80	3,012	774,990	0	0	3	18	59
Highline	95	1,353	549,990	0	82	0	0	0
TOTAL:	**927**			**13**	**85**	**6**	**18**	**805**

(1) Base Sales Price as of June 12, 2025 and are subject to change

Source: JMC Homes.

Sale Plans, Sizes and Asking Base Prices– JMC Homes Only[1][3]
As of June 12, 2025

INITIAL CFD BOUNDARY – Phase 1 (395 LOTS)

Village	No. of Lots	Completed Models	Project Floorplans	Floorplan Size Range (sf) Low	High	Estimated Base Prices[2]
Palisade	88	SOLD OUT	5	1,203	2,184	
Monument	92	SOLD OUT				
Sentinel	132	3	3	1,754	2,178	$709,990 – $799,990
Pinnacle (Gated)	83	SOLD OUT				
	395					

2020 ANNEXATION – Phase 2 (283 LOTS)

Village	No. of Lots	Completed Models	Project Floorplans	Floorplan Size Range (sf) Low	High	Estimated Base Prices[2]
Palisade	144	SOLD OUT	5	1,203	2,184	
Monument	95	SOLD OUT				
Pinnacle (Gated)	44	SOLD OUT				
	283					

2021 ANNEXATION – Phase 3 (297 LOTS) [1]

Village	No. of Lots	Completed Models	Project Floorplans	Floorplan Size Range (sf) Low	High	Estimated Base Prices[2]
Palisade	74	SOLD OUT	5	1,203	2,184	
Excelsior (Gated)	80	3	7	2,201	3,822	$774,990 – $1,039,990
	154					

2022 ANNEXATION – Phase 4 (95 LOTS)

Village	No. of Lots	Completed Models	Project Floorplans	Floorplan Size Range (sf) Low	High	Estimated Base Prices[2]
FD-6 (Gated)	95	3	4	1,203	1,503	$549,990 – $609,990
	95					

2023 ANNEXATION – Phase 5 (135 LOTS) [3]

2025 ANNEXATION – Phase 6 (156 LOTS)

Village	No. of Lots	Completed Models	Project Floorplans	Floorplan Size Range (sf) Low	High	Estimated Base Prices[2]
FD-8 Phase 1	78	2 planned	3	2,036	3,816	$749,990 – $1,029,990
FD-8 Phase 2	78	2 planned	3	2,036	3,816	$749,990 – $1,029,990

(1) FD-10 (143 lots), within Phase 3 (2021 Annexation), is being developed by Richmond American Homes.
(2) Estimated base sales prices are as of June 12, 2025 and subject to change. Estimated base sales prices exclude options, upgrades, lot premiums and any incentives or price reductions being offered. There can be no assurance that sales prices of the remaining homes in the future annexation areas will equal or exceed the sales prices for the homes in the current District boundary.
(3) FD-24 (135 lots), within Phase 5 (2023 Annexation), is being developed by Woodside.
Source: JMC Homes.

Financing Plan. The following table shows estimated sources and uses for JMC Homes related to the development and sale of its 1,083 planned homes for Phases 1–6 in the District (not including the lots owned by Richmond American Homes or Woodside).

Financing Plan of JMC Homes – Phase 1–6
As of June 12, 2025

	Total	As of June 12, 2025	Remainder of 2025	2026	2027
Sources:					
Bond Proceeds[(1)]	$41,810,838	$37,910,838	$3,900,000	--	--
Sales of Homes & Land	723,845,540	579,405,000	19,404,740	$69,136,550	$55,899,250
Total Sources*	**$765,656,378**	**$617,315,838**	**$23,304,740**	**$69,136,550**	**$55,899,250**
Uses:					
Authorized Facilities[(2)]	$53,402,000	$53,402,000	--	--	--
In-tract Infrastructure	81,258,263	81,258,263	--	--	--
Costs of Sales of Homes	416,997,573	350,604,600	$11,836,891	$20,457,540	$34,098,543
Total Uses*	**$551,657,837**	**$485,264,863**	**$11,836,891**	**$20,457,540**	**$34,098,543**
Net Cash Flow	**$213,998,541**	**$132,050,975**	**$11,467,849**	**$48,679,011**	**$21,800,708**

* Totals may not sum due to rounding.
(1) Includes estimated proceeds of 2025 Bonds.
(2) Excludes "Other Public Facilities and Impact Fees" included in Cost of Sales of Homes.
Source: JMC Homes.

Richmond American Homes

General. As previously defined in this Official Statement, "Richmond American Homes" is Richmond American Homes of Maryland, Inc., a Maryland corporation. Richmond American Homes is a wholly-owned subsidiary of M.D.C. Holdings, Inc., a Delaware corporation ("**MDC**"). Richmond American Homes and its predecessor entity have been building homes in California since 1986.

On January 17, 2024, MDC entered into an Agreement and Plan of Merger ("**Merger Agreement**") with SH Residential Holdings, LLC, a Delaware limited liability company ("**SH Residential**"), Clear Line, Inc., a Delaware corporation and indirect wholly owned subsidiary of SH Residential ("**Merger Sub**" and together with SH Residential, the "**Buyer Parties**") and, solely for the purposes of Section 6.2, Section 6.17 and Section 9.15 of the Merger Agreement, Sekisui House, Ltd., a Japanese kabushiki kaisha ("**Sekisui House**"). On April 19, 2024, the Buyer Parties completed the acquisition of MDC, with Merger Sub merging with and into MDC and MDC continuing as an indirect wholly owned subsidiary of SH Residential and Sekisui House.

Also on April 19, 2024, Sekisui House (TSE:1928) issued a press release announcing that, through SH Residential, its U.S. business controlling company, it had completed its acquisition of MDC, adding MDC to Woodside, Holt Homes, Chesmar Homes and Hubble Homes in its Sekisui House Group. Sekisui House is a house manufacturer in Japan, engaging in custom detached houses, rental housing, architectural/civil engineering, remodeling, real estate management, houses for sale, condominiums, urban redevelopment and overseas business. Having delivered 2,662,183 homes worldwide since its establishment (as of January 31, 2024), Sekisui House has footprints in Japan, the U.S., Australia, Singapore, and the U.K.

MDC has two primary operations, homebuilding and financial services. MDC's homebuilding operations consist of wholly-owned subsidiary companies that build and sell homes under the name "Richmond American Homes." MDC's financial services operations include subsidiary companies that provide mortgage financing, place title insurance and homeowner insurance for Richmond

American Homes' homebuyers, and provide general liability insurance for MDC subsidiaries and most of Richmond American Homes' subcontractors.

Development by Richmond American Homes. Richmond American Homes has been developing Village FD-10 into 143 single-family detached homes in a neighborhood marketed as "Seasons at Sierra Vista." The following table summarizes the development status for the 143 residential lots being developed by Richmond American Homes as of June 12, 2025. Richmond American Homes anticipates reaching buildout and closing on the final homes to individual homebuyers by March 2026.

Richmond American Homes – "Seasons at Sierra Vista"
Development Summary as of June 12, 2025

Product	No. Lots	Average Sq. Ft.	Base Sales Price[(1)]	Homes Under Construction	Completed Homes[(2)]	Homes Sold/ Under Contract	Homes Sold and Closed
N908 Peridot	15	1,597	$529,950	1	1	3	10
N911 Ruby	9	1,777	537,950	2	0	1	6
N904 Citrine	32	1,875	538,950	4	0	2	26
N915 Lapis	24	2,179	558,950	4	1	3	16
N913 Pearl	31	2,370	574,950	4	2	3	22
N914 Moonstone	32	2,639	594,950	2	1	4	25
TOTAL:	**143**			**17**	**5**	**16**	**105**

(1) Initial base sales price are estimated as of June 12, 2025 and subject to change. Actual base sales prices may be less than estimated. Does not include lot premiums, home upgrades, interest rate discounts or other incentives.
(2) Includes 3 model homes.
Source: Richmond American Homes.

Richmond American Homes' development expectations described above are based on its current plans. These plans may change due to changes in economic and market conditions or other factors. No assurance can be given that home construction and sales will be carried out on the schedule and according to the plans outlined herein, or that the home construction and sale plans or base prices set forth above will not change after the date of this Official Statement. Additionally, homes under contract may not result in closed escrows as sales contracts are subject to cancellation. See "SPECIAL RISK FACTORS – Concentration of Ownership" and " – Property Values and Property Development."

Financing Plan. Richmond American Homes intends to finance the acquisition, development and home construction costs related to its development in the District using internal sources, which may include cash generated from its homebuilding operations and advances from affiliates of its parent MDC.

No assurance can be given that amounts necessary to fund the remaining land acquisition costs and planned development by Richmond American Homes in the District will be available when needed. Neither Richmond American Homes nor any other entity or person is under any legal obligation of any kind to expend funds for land acquisition costs or the development of the property as planned by Richmond American Homes in the District. Any contributions by Richmond American Homes or any other entity or person to fund such are entirely voluntary. Richmond American Homes has no legal obligation to Bond holders to make any such funds available for land acquisition, construction or development, or the payment of ad valorem property taxes or the Special Taxes.

If and to the extent that the aforementioned sources are inadequate to pay the costs to complete the remaining planned land acquisition costs or planned development by Richmond

American Homes in the District and other financing is not put into place, there could be a shortfall in the funds required to complete the proposed development by Richmond American Homes or to pay ad valorem property taxes or Special Taxes related to Richmond American Homes' property in the District and the remaining portions of such development may not be completed. Many factors beyond Richmond American Homes' control, or a decision by Richmond American Homes to alter its current plans, may cause the actual sources and uses to differ from the projections. See "SPECIAL RISK FACTORS – Property Values and Property Development."

Woodside

General. As defined previously in this Official Statement, "Woodside" refers to Woodside 05S, LP, a California limited partnership. Woodside is wholly owned by Woodside Group, LLC, a Nevada limited liability company ("**Woodside Group**"), directly or through its wholly owned subsidiaries. Woodside is owned 99% directly by Woodside Group, as a limited partner. The remaining 1% interest is owned by WDS GP, Inc., a California corporation, as its general partner, which is wholly owned by Woodside Homes of California, Inc., a California corporation, which in turn is wholly owned by Woodside Group. The parent of Woodside Group is Woodside Homes Company, LLC, a Delaware limited liability company ("**Woodside Homes Company**"). Since February 28, 2017, the ultimate parent of Woodside Homes Company has been Sekisui House, Ltd, one of Japan's largest homebuilders, which was founded in 1960 and is headquartered in Osaka, Japan.

Woodside Group's subsidiaries engage in the design, construction, and sale of single-family homes under the brand names of Woodside Homes and Hubble Homes. Woodside Homes Company is one of America's top 30 homebuilders having built more than 40,000 homes across the United States, with current operations in Arizona, California, Idaho, Nevada, and Utah.

Development by Woodside. Woodside has been developing Village FD-24 into 135 single-family detached homes in a neighborhood marketed as "Summerfield at Sierra Vista." The following table summarizes the development status for the 135 being developed by Woodside as of June 12, 2025. Woodside anticipates reaching buildout and closing on the final homes to individual homebuyers by [month, year].

Woodside – "Summerfield at Sierra Vista"
Development Summary as of June 12, 2025

Product	No. Lots	Average Sq. Ft.	Base Sales Price[1]	Homes Under Construction	Completed Homes[2]	Homes Sold/ Under Contract	Homes Sold and Closed
Summerfield[1]	135	1,359 – 2,193	$534,990 – $593,990	12	16	6	14
TOTAL:	**135**			12	16	6	14

(1) Woodside is building 5 product types within the Summerfield neighborhood: Marigold, Lily, Dahlia, Lupine and Peony. Woodside does not pre-plan the number of lots by product-type.
(2) Initial base sales price are estimated as of June 12, 2025 and subject to change. Actual base sales prices may be less than estimated. Does not include lot premiums, home upgrades, interest rate discounts or other incentives.
(3) Includes 2 model homes.
Source: Woodside.

Woodside's development expectations described above are based on its current plans. These plans may change due to changes in economic and market conditions or other factors. No assurance can be given that home construction and sales will be carried out on the schedule and according to the plans outlined herein, or that the home construction and sale plans or base prices set forth above will not change after the date of this Official Statement. Additionally, homes under

contract may not result in closed escrows as sales contracts are subject to cancellation. See "SPECIAL RISK FACTORS – Concentration of Ownership" and " – Property Values and Property Development."

Financing Plan. Woodside intends to finance the acquisition, development and home construction costs related to its development in the District using internal sources, which may include cash generated from its homebuilding operations and advances from affiliates of its parent Woodside Homes Company. Woodside Homes Company has a $330 million unsecured term loan.

SH Residential Holdings, LLC, the direct parent of Woodside Homes Company, has one or more unsecured revolving credit facilities which are available to Woodside Homes Company pursuant to one or more intercompany lending agreements between SH Residential Holdings, LLC and Woodside Homes Company.

No assurance can be given that amounts necessary to fund the remaining land acquisition costs and planned development by Woodside in the District will be available when needed. Neither Woodside nor any other entity or person is under any legal obligation of any kind to expend funds for land acquisition costs or the development of the property as planned by Woodside in the District. Any contributions by Woodside or any other entity or person to fund such are entirely voluntary. Woodside has no legal obligation to Bond holders to make any such funds available for land acquisition, construction or development, or the payment of ad valorem property taxes or the Special Taxes.

If and to the extent that the aforementioned sources are inadequate to pay the costs to complete the remaining planned land acquisition costs or planned development by Woodside in the District and other financing is not put into place, there could be a shortfall in the funds required to complete the proposed development by Woodside or to pay ad valorem property taxes or Special Taxes related to Woodside's property in the District and the remaining portions of such development may not be completed. Many factors beyond Woodside's control, or a decision by Woodside to alter its current plans, may cause the actual sources and uses to differ from the projections. See "SPECIAL RISK FACTORS – Property Values and Property Development."

VALUE OF PROPERTY WITHIN THE DISTRICT

Assessed Valuation

A history of assessed valuation of property in the District since Fiscal Year 2019-20 is set forth in the following table.

Table 1
City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Historical Assessed Values of the District
Fiscal Years 2019-20 through 2024-25

Fiscal Year	Assessed Land Value	Assessed Structure Value	Assessed Value Total	% Change in Assessed Value Total [(1)(2)(3)(4)]
2019-20	$6,582,845	$0	$6,582,845	N/A
2020-21 [(1)]	13,963,713	31,757,644	45,721,357	595%
2021-22 [(2)]	45,039,164	119,792,918	164,832,082	261
2022-23 [(3)]	85,901,732	222,035,560	307,937,292	87
2023-24	116,338,807	283,980,798	400,319,605	30
2024-25 [(4)]	171,750,214	342,969,201	514,719,415	29

(1) The assessed value of the District's Annexation No. 1 parcels is reflected above commencing with Fiscal Year 2020-21. Annexation No. 1 increased the District's Fiscal Year 2020-21 assessed land value by $4,915,787.
(2) The assessed value of the District's Annexation Nos. 2 and 3 parcels is reflected above commencing with Fiscal Year 2021-22. Annexation Nos. 2 and 3 increased the District's total Fiscal Year 2021-22 assessed land value by $4,341,804 and $1,257,291, respectively.
(3) The assessed value of the District's Annexation No. 4 is reflected above commencing with Fiscal Year 2022-23. Annexation No. 4 increased the District's total Fiscal Year 2022-23 assessed land value by $1,784,610.
(4) The assessed value of the District's Annexation No. 5 is reflected above commencing with Fiscal Year 2024-25. Annexation No. 5 increased the District's total Fiscal Year 2024-25 assessed land value by $11,700,000.

Source: Assessed Values - Respective Placer County Secured Property Rolls as compiled by Willdan Financial Services.

The Appraisal

General. Integra Realty Resources, Sacramento, California (the "**Appraiser**") prepared an appraisal report with a date of value of June 12, 2025 (the "**Appraisal**"). The Appraisal was prepared at the request of the City in order to obtain an additional indication of value of the portion of the land in the District that remains under development. The Appraisal is set forth in APPENDIX B hereto. The description herein of the Appraisal is intended for limited purposes only; the Appraisal should be read in its entirety. The conclusions reached in the Appraisal are subject to certain assumptions and qualifications which are set forth in the Appraisal.

Property Appraised. The appraised properties consist of 599 lots/homes, comprising a mix of finished residential lots, homes under construction, and completed single-family homes without a complete assessed value for improvements. For completed homes, a not-less-than estimate of market value for the smallest floor plan constructed within each subdivision was appraised and assigned to such parcels. In addition to the appraised parcels, there were also 762 existing single-family homes within the District with a complete assessed value for both land and improvements that were not appraised. Accordingly, the aggregate assessed value of the 762 completed homes was combined with the aggregate value of the 599 appraised properties to provide a total aggregate value of taxable property in the District. The Appraisal excludes property in the District designated for public and quasi-public purposes.

Value Estimates. The aggregate value estimate for the appraised properties as of the June 12, 2025 date of value, using the methodologies described in the Appraisal and subject to the limiting conditions and special assumptions set forth in the Appraisal, and based on the ownership of the property as of that date, is not less than $201,647,000. The appraiser combined that amount with the Fiscal Year 2024-25 Assessed Value of the 762 then-existing homes in the District with a complete assessed value for land and improvements ($639,681,962) to arrive at an estimated total value of taxable property in the District of $636,201,962 (the "**Composite Value**"). The valuation accounts for the impact of the lien of the Special Tax and represents a hypothetical market value (based on the hypothetical condition described below) of the appraised properties. For additional details on appraised values by ownership, see "APPENDIX B – THE APPRAISAL."

Hypothetical Condition. The value estimate is subject to a hypothetical condition, defined as that which is contrary to what exists but is supposed for the purposes of analysis. For purposes of the hypothetical condition, the Appraiser assumed that certain proceeds of the 2025 Bonds are available to reimburse for infrastructure improvements completed.

Assumptions and Limiting Conditions. In considering the estimate of value evidenced by the Appraisal, the Appraisal is based upon a number of standard and special assumptions which affect the estimates as to value. See "APPENDIX B – THE APPRAISAL."

Exposure Time. Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Exposure time is always presumed to precede the effective date of the Appraisal. Based on the Appraiser's review of recent sales transactions for similar properties and its analysis of supply and demand in the local land market, the Appraiser's opinion was that the probable exposure time for the appraised property at the concluded market value stated previously is 12 months.

Marketing Time. Marketing time is an estimate of the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. As the Appraiser foresees no significant changes in market conditions in the near term, the Appraiser's opinion was that a reasonable marketing period for the appraised property in bulk is likely to be the same as the exposure time. Accordingly, the Appraiser estimated the marketing period at 12 months.

No assurance can be given that a sale of the property in bulk by the Merchant Builders could be achieved or attained over an extended period of time; real estate is cyclical in nature, and it is impossible to accurately forecast and project specific demand over a particular period. See "SPECIAL RISK FACTORS – Property Values and Property Development."

Limitations of Appraisal Valuation. Property values may not be evenly distributed throughout the District; thus, certain parcels may have a greater value than others. This disparity is significant because in the event of nonpayment of the Special Tax, the only remedy is to foreclose against the delinquent parcel.

No assurance can be given that the foregoing valuation can or will be maintained during the period of time that the 2025 Bonds are outstanding in that the City has no control over the market value of the property within the District or the amount of additional indebtedness that may be issued in the future by other public agencies, the payment of which, through the levy of a tax or an assessment, may be on a parity with the Special Taxes. See "–Overlapping Liens and Priority of Lien" below.

For a description of certain risks that might affect the assumptions made in the Appraisal, see "SPECIAL RISK FACTORS" herein.

Value to Special Tax Burden Ratios

In comparing the value of the real property within the District and the principal amount of the Bonds, it should be noted that only the real property upon which there is a delinquent Special Tax can be foreclosed upon, and the real property within the District cannot be foreclosed upon as a whole to pay delinquent Special Taxes of the owners of such parcels within the District unless all of the property is subject to a delinquent Special Tax. In any event, individual parcels may be foreclosed upon separately to pay delinquent Special Taxes levied against such parcels. Such debt on property within the District, however, will be subordinate to the lien of the Special Tax.

Tables showing value-to-lien ratios for taxable property in the District follow.

Value to Lien Ratios by Ownership and Development Status. The following table shows projected value-to-lien ratios for parcels in the District based on the projected Fiscal Year 2025-26 special tax levy, ownership and development status as of June 12, 2025 (the Appraiser's date of value).

Table 2
City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Value to Lien Ratios – By Ownership and Development Status as of June 12, 2025

Ownership / Development Status [1]	No. of Parcels	No. of Units	Composite Value [2]	FY 2025-26 Maximum Tax [3]	Projected FY 2025-26 Special Tax Levy [3][4] *	Allocable Debt CFD Bonds [5][6] *	% of Total CFD Bonded Debt [6]	Overlapping Debt [7]	Total Direct & Overlapping Debt *	Average Value to Lien Ratio *
Individual Homeowners - Completed Homes [8]	927	927	$532,513,458	$1,819,977	$1,819,977	$30,295,793	67.91%	$9,717,301	$40,013,094	13.31
JMC Homes:										
Homes Completed [9]	18	18	$10,916,542	$37,217	$37,217	$619,530	1.39%	$65,197	$684,727	15.94
Homes Partially Completed [10]	22	22	5,806,000	45,488	45,488	757,203	1.70	6,015	763,218	7.61
Finished Lots	231	231	50,526,000	477,623	477,623	7,950,638	17.82	266,440	8,217,078	6.15
Subtotal – JMC Homes	271	271	$67,248,542	$560,328	$560,328	$9,327,371	20.91%	$337,652	$9,665,023	6.96
Woodside Homes:										
Homes Completed [9]	4	4	$2,160,000	$7,352	$7,352	$122,376	0.27%	$14,029	$136,405	15.84
Homes Partially Completed [10]	8	8	2,080,000	14,703	14,703	244,753	0.55	28,058	272,811	7.62
Finished Lots	111	111	22,755,000	204,007	204,007	3,395,943	7.61	389,313	3,785,256	6.01
Subtotal – Woodside Homes	123	123	$26,995,000	$226,062	$226,062	$3,763,072	8.43%	$431,400	$4,194,472	6.44
Richmond American Homes:										
Homes Completed [9]	8	8	$4,604,962	$14,703	$14,703	$244,753	0.55%	$58,053	$302,806	15.21
Homes Partially Completed [10]	32	32	8,320,000	58,813	58,813	979,011	2.20	128,279	1,107,290	7.51
Subtotal – Richmond American Homes	40	40	$12,924,962	$73,516	$73,516	$1,223,764	2.75%	$186,332	$1,410,096	9.17
Total	**1,361**	**1,361**	**$639,681,962**	**$2,679,883**	**$2,679,883**	**$44,610,000**	**100.00%**	**$10,672,685**	**$55,282,685**	**11.57**

Footnotes Follow on Next Page

* Preliminary, subject to change.

(1) Ownership and Development status as of June 12, 2025, per Appraisal. For the purposes of determining each parcel's development status for the District's Fiscal Year 2025-26 Special Tax levy, any parcel for which a Final Small Lot Subdivision Map was recorded prior to May 1, 2025, is considered a Developed Parcel.

(2) Composite Value represents the Appraised Values as of June 12, 2025, or the Fiscal Year 2024-25 Assessed Value. Existing single-family homes showing a complete assessed value for both land and improvements were not appraised. Those parcels not appraised are instead valued above using Assessed Value.

(3) Maximum Tax refers to Maximum Annual Facilities Special Tax. Special Tax and the Projected Special Tax Levy refer to Special Facilities Tax.

(4) All District Parcels are to be levied as developed parcels for the Fiscal Year 2025-26 Special Tax levy. The Projected FY 2025-26 Special Tax Levy assumes a levy at 100% of the Maximum Tax to generate direct facilities funding through Pay-As-You Go. The actual Special Tax Levy shall be reduced slightly to comply with County imposed rounding requirements.

(5) Represents each parcel's allocable share of the outstanding balance of the District's Prior Bonds together with the *estimated* par amount of the 2025 Bonds.

(6) CFD Bonded Debt is allocated based upon each parcel's share of the District's Fiscal Year 2025-26 Maximum Special Tax.

(7) Overlapping debt liens of the District parcels as of June 1, 2025 as summarized under the "Direct and Overlapping Tax and Assessment Debt" table in the overlapping debt report prepared by California Municipal Statistics, Inc. No direct charges related to PACE liens secured by Special Taxes were levied onto the District parcels in Fiscal Year 2024-25.

(8) Represents homes within the District held by individual homeowners as of June 12, 2025, per Appraisal.

(9) Includes 9 model homes owned by JMC Homes, 2 model homes owned by Woodside Homes and 3 model homes owned by Richmond American Homes.

(10) A partially completed home represents a single-family lot upon which a building permit has been issued together with construction towards the completion of either the structure's footings or more.

Sources: Ownership and Development Status - JMC Homes, Woodside Homes and Richmond American Homes as compiled by Integra Realty Resources, Inc.; Land Use and Number of Units - Sierra Vista Specific Plan; Appraised Value - Integra Realty Resources, Inc; Assessed Values - Placer County, as compiled by Integra Reality Resource Inc.; Maximum Tax and Projected Special Tax Levy - Willdan Financial Services; Outstanding Balance of Prior Bonds and Overlapping Debt - California Municipal Statistics, Inc, as compiled by Willdan Financial Services and Direct Charges placed onto the County's Fiscal Year 2024-25 Secured Roll related to PACE liens – Placer County Tax Collector.

Value to Lien Ratios by Development Status and Land Use. The following table shows projected value-to-lien ratios for parcels in the District based on the projected Fiscal Year 2025-26 special tax levy, land uses and development status as of June 12, 2025 (the Appraiser's date of value).

Table 3
City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Value to Lien Ratios – By Development Status and Land Use
As of June 12, 2025

Development Status [1]/Land Use [2]	No of Parcels	Planned Units [2]	Composite Value [3]	FY 2025-26 Maximum Tax [4]	Projected FY 2025-26 Special Tax Levy [4][5]	Allocable Debt CFD Bonds [6][7] *	% of Total CFD Bonded Debt [7]	Overlapping Debt [8]	Total Direct & Overlapping Debt *	Average Value to Lien Ratio *
Individual Homeowners - Completed Homes [9]										
LDR	506	506	$309,276,175	$1,046,223	$1,046,223	$17,415,683	39.04%	$5,856,342	$23,272,025	13.29
MDR	421	421	223,237,283	773,754	773,754	12,880,110	28.87	3,860,960	16,741,070	13.33
Subtotal	927	927	$532,513,458	$1,819,977	$1,819,977	$30,295,793	67.91%	$9,717,302	$40,013,095	13.31
Homes Completed										
LDR	18	18	$10,916,542	$37,217	$37,217	$619,530	1.39%	$65,196	$684,726	15.94
MDR	12	12	6,764,962	22,055	22,055	367,129	0.82	72,082	439,211	15.40
Subtotal	30	30	$17,681,504	$59,272	$59,272	$986,659	2.21%	$137,278	$1,123,937	15.73
Homes Partially Completed [10]										
LDR	22	22	$5,806,000	$45,488	$45,488	$757,204	1.70%	$6,014	$763,218	7.61
MDR	40	40	10,400,000	73,516	73,516	1,223,763	2.74	156,338	1,380,101	7.54
Subtotal	62	62	$16,206,000	$119,004	$119,004	$1,980,967	4.44%	$162,352	$2,143,319	7.56
Finished Lots										
LDR (F-8) Annexation No. 5 [11]	156	156	$35,100,000	$322,551	$322,551	$5,369,262	12.04%	$243,680	$5,612,942	6.25
LDR All Others	75	75	15,426,000	155,072	155,072	2,581,376	5.79	22,760	2,604,136	5.92
MDR	111	111	22,755,000	204,007	204,007	3,395,943	7.61	389,313	3,785,256	6.01
Subtotal	342	342	$73,281,000	$681,630	$681,630	$11,346,581	25.44%	$655,753	$12,002,334	6.11
Total	**1,361**	**1,361**	**$639,681,962**	**$2,679,883**	**$2,679,883**	**$44,610,000**	**100.00%**	**$10,672,685**	**$55,282,685**	**11.57**

Footnotes Follow on Next Page

* Preliminary, subject to change.

(1) Development status as of June 12, 2025, per Appraisal. For the purposes of determining each parcel's development status for the District's Fiscal Year 2025-26 Special Tax levy, any parcel for which a Final Small Lot Subdivision Map was recorded prior to May 1, 2025, is considered a Developed Parcel.

(2) Land Use and planned number of residential lots per the Sierra Vista Specific Plan.

(3) Composite Value represents the Appraised Values as of June 12, 2025, or the Fiscal Year 2024-25 Assessed Value. Existing single-family homes showing a complete assessed value for both land and improvements were not appraised. Those parcels not appraised are instead valued above using the FY 2024-25 Assessed Value.

(4) Maximum Tax refers to Maximum Annual Facilities Special Tax. Special Tax and the Projected Special Tax Levy refer to Special Facilities Tax.

(5) All District Parcels are to be levied as developed parcels for the Fiscal Year 2025-26 Special Tax levy. The Projected FY 2025-26 Special Tax Levy assumes a levy at 100% of the Maximum Tax to generate direct facilities funding through Pay-As-You Go. The actual Special Tax Levy shall be reduced slightly to comply with County imposed rounding requirements.

(6) Represents each parcel's allocable share of the outstanding balance of the District's Prior Bonds together with the *estimated* par amount of the 2025 Bonds.

(7) CFD Bonded Debt is allocated based upon each parcel's share of the District's Fiscal Year 2025-26 Maximum Special Tax.

(8) Overlapping debt liens of the District parcels as of June 1, 2025 as summarized under the "Direct and Overlapping Tax and Assessment Debt" table in the overlapping debt report prepared by California Municipal Statistics, Inc. No direct charges related to PACE liens secured by Special Taxes were levied onto the District parcels in Fiscal Year 2024-25.

(9) Represents homes within the District held by individual homeowners as of June 12, 2025, per Appraisal.

(10) A partially completed home represents a single-family lot upon which a building permit has been issued together with construction towards the completion of either the structure's footings or more.

(11) This line represents all property within the District's Annexation No. 5.

Sources: Development Status - JMC Homes, Woodside Homes and Richmond American Homes, as compiled by Integra Realty Resources, Inc; Land Use and Number of Units - Sierra Vista Specific Plan; Appraised Values - Integra Realty Resources, Inc.; FY 2025-26 Assessed Values - Placer County, as compiled by Integra Realty Resources Inc.; Maximum Tax and Projected Special Tax Levy - Willdan Financial Services; Outstanding Balance of Prior Bonds and Overlapping Debt - California Municipal Statistics, Inc, as compiled by Willdan Financial Services and Direct Charges placed onto the County's FY 2024-25 Secured Roll related to PACE liens - Placer County Tax Collector.

Value to Lien Ratio Categories. The following table shows categories of projected value-to-lien ratios for parcels in the District based on the projected Fiscal Year 2025-26 special tax levy and development status as of June 12, 2025 (the Appraiser's date of value).

Table 4
City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Average Value to Lien Ratio Categories
As of June 12, 2025

Value-to-Lien Ratio Range *	No. of Parcels	No of Units (1)	Composite Value (2)	FY 2025-26 Maximum Tax (3)	Projected FY 2025-26 Special Tax Levy (3)(4) *	Allocable Debt CFD Bonds (5)(6) *	% of Total CFD Bonded Debt (6)	Overlapping Debt (7)	Total Direct & Overlapping Debt *	Average Value to Lien Ratio *
15:1 to 19.99:1	201	201	$128,030,850	$390,553	$390,553	$6,501,243	14.57%	$1,324,478	$7,825,721	16.36
10:1 to 14.99:1	750	750	419,664,835	1,476,291	1,476,291	24,574,699	55.09%	8,478,048	33,052,747	12.70
5:1 to 9.99:1	410	410	91,986,277	813,039	813,039	13,534,058	30.34%	870,159	14,404,217	6.39
Total	**1,361**	**1,361**	**$639,681,962**	**$2,679,883**	**$2,679,883**	**$44,610,000**	**100.00%**	**$10,672,685**	**$55,282,685**	**11.57**

* Preliminary, subject to change.
(1) Number of planned residential lots per the Sierra Vista Specific Plan
(2) Composite Value represents the Appraised Values as of June 12, 2025, or the Fiscal Year 2024-25 Assessed Value. Existing single-family homes showing a complete assessed value for both land and improvements were not appraised. Those parcels not appraised are instead valued above using the FY 2024-25 Assessed Value.
(3) Maximum Tax refers to Maximum Annual Facilities Special Tax. Special Tax and the Projected Special Tax Levy refer to Special Facilities Tax.
(4) All District Parcels are to be levied as developed parcels for the Fiscal Year 2025-26 Special Tax levy. The Projected FY 2025-26 Special Tax Levy assumes a levy at 100% of the Maximum Tax to generate direct facilities funding through Pay-As-You Go. The actual Special Tax Levy shall be reduced slightly to comply with County imposed rounding requirements.
(5) Represents each parcel's allocable share of the outstanding balance of the District's Prior Bonds together with the *estimated* par amount of the 2025 Bonds.
(6) CFD Bonded Debt is allocated based upon each parcel's share of the District's Fiscal Year 2025-26 Maximum Special Tax.
(7) Overlapping debt liens of the District parcels as of June 1, 2025 as summarized under the "Direct and Overlapping Tax and Assessment Debt" table in the overlapping debt report prepared by California Municipal Statistics, Inc. No direct charges related to PACE liens secured by Special Taxes were levied onto the District parcels in Fiscal Year 2024-25.

Sources: Number of Units - Sierra Vista Specific Plan; Appraised Values - Integra Realty Resources, Inc.; FY 2025-26 Assessed Values - Placer County, as compiled by Integra Realty Resources Inc.; Maximum Tax and Projected Special Tax Levy - Willdan Financial Services; Outstanding Balance of Prior Bonds and Overlapping Debt - California Municipal Statistics, Inc, as compiled by Willdan Financial Services and Direct Charges placed onto the County's FY 2024-25 Secured Roll related to PACE liens - Placer County Tax Collector.

Special Tax Collections and Delinquencies

Fiscal Year 2019-20 was the first year in which the Special Tax was levied in the District. The following table shows the collections of the Special Tax and delinquency information since Fiscal Year 2019-20.

Table 5
City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Historical Collections and Delinquencies
As of June 4, 2025

			As of May or June of Each Fiscal Year End [3]			As of June 4, 2025		
Fiscal Year [1]	Annual Special Taxes Levied	No. of Parcels Levied	Amount Delinquent [2]	No. of Parcels Delinquent	Percent Levy Delinquent	Remaining Amount Delinquent [2]	Remaining No. of Parcels Delinquent	Percent Levy Delinquent
2019-20	$686,521	265	$0	0	0.00%	$0	0	0.00%
2020-21	1,172,992	399	832	1	0.07	0	0	0.00
2021-22	1,676,822	682	7,322	7	0.44	0	0	0.00
2022-23	1,900,805	976	6,495	5	0.34	0	0	0.00
2023-24	2,265,786	1,205	5,631	5	0.25	0	0	0.00
2024-25	2,311,091	1,205	14,302	12	0.62	14,302	12	0.62

(1) Fiscal year 2019-20 was the District's first Special Tax levy.
(2) Delinquent amounts and collections shown above do not include penalties, interest or fees.
(3) Delinquency information for FY 2019-20, FY 2020-21, FY 2021-22, FY 2022-23, FY 2023-24 and FY 2024-25 Special Tax Levies as of June 15, 2020, May 18, 2021, June 13, 2022, May 15, 2023, June 17, 2024 and June 4, 2025, respectively.
Source: Placer County Tax Collector, compiled by Willdan Financial Services.

Overlapping Liens and Priority of Lien

The principal of and interest on the Bonds are payable from the Special Tax authorized to be collected within the District, and payment of the Special Tax is secured by a lien on certain real property within the District. Such lien is co-equal to and independent of the lien for general taxes and any other liens imposed under the Act, regardless of when they are imposed on the property in the District. The imposition of additional special taxes, assessments and general property taxes will increase the amount of independent and co-equal liens which must be satisfied in foreclosure. The City, the County and certain other public agencies are authorized by the Act to form other community facilities districts and improvement areas and, under other provisions of State law, to form special assessment districts, either or both of which could include all or a portion of the land within the District.

There can be no assurance that JMC Homes, its affiliates or any subsequent owner will not petition for the formation of other community facilities districts and improvement areas or for a special assessment district or districts and that parity special taxes or special assessments will not be levied by the County or some other public agency to finance additional public facilities; however, no other special districts are currently contemplated by the City or JMC Homes.

Private liens, such as deeds of trust securing loans obtained by a Merchant Builder, may be placed upon property in the District at any time. Under California law, the Special Taxes have priority over all existing and future private liens imposed on property subject to the lien of the Special Taxes.

Set forth below is an overlapping debt table showing the existing direct and overlapping bonded debt payable with respect to property within the District. This table has been prepared by California Municipal Statistics Inc. as of the date indicated, and is included for general information purposes only. Neither the City nor the Underwriter have reviewed the data for completeness or accuracy and make no representations in connection therewith. In addition to bonded debt, property in the District is also subject to special taxes authorized to be levied on behalf of the City's Sierra Vista Community Facilities District No. 2 (Public Services) and Community Facilities District No. 3 (Municipal Services) for municipal services, which districts provide for escalating annual special taxes on taxable property. The Sierra Vista Community Facilities District No. 2 Fiscal Year 2025-26 annual maximum tax rates are $530 per single family lot for parcels within Villages FD-6, FD-8, FD-10 and FD-24 and $429 per single family lot for all other District parcels; the Community Facilities District No. 3 Fiscal Year 2025-26 maximum rates are $ 571 per lot (low density)/$334 per lot (medium density); the Community Facilities District No. 3 tax rates are subject to annual escalation up to 4% depending on the City's public safety budget each year.

Table 6
City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Summary of Overlapping Debt
As of June 1, 2025

2024-25 Local Secured Assessed Valuation: $514,719,415

DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:	% Applicable	Debt 6/1/25	
Sierra Joint Community College District SFID No. 4 General Obligation Bonds	0.533%	$ 1,017,490	
Center Joint Unified School District General Obligation Bonds	10.266	9,655,195	
City of Roseville Villages at Sierra Vista Community Facilities District No. 1	**100.000**	**39,430,000**	(1)
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT		$50,102,685	
OVERLAPPING GENERAL FUND DEBT:			
Placer County Certificates of Participation	0.461%	$339,610	
City of Roseville Certificates of Participation	1.526	196,969	
Placer County Mosquito and Vector Control District Certificates of Participation	0.461	5,869	
TOTAL OVERLAPPING GENERAL FUND DEBT		$542,448	
COMBINED TOTAL DEBT		$50,645,133	(2)

Ratios to 2024-25 Assessed Valuation:
Direct Debt ($39,430,000) 7.66%
Total Direct and Overlapping Tax and Assessment Debt.....9.73%
Combined Total Debt.....9.84%

(1) Excludes the 2025 Bonds to be sold.
(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations.
Source: *California Municipal Statistics, Inc.*

Estimated Tax Burden on Single-Family Home

Based on current and estimated sales prices for the smallest floorplan for MDR and LDR homes provided by the Merchant Builders, the Special Tax Administrator has projected that the overall tax burden for a representative home planned for the District for Fiscal Year 2025-26 will be approximately 1.64% (MDR lots) or 1.59% (LDR lots), respectively, as shown in the following table.

Table 7
City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Projected Overall Tax Burden for Representative Single-Family Residential Parcels
Fiscal Year 2025-26

		Land Use Designations	
Net Taxable Value		**MDR**	**LDR**
Average Assessed Value [1]		$575,000	$750,000
Less: Homeowner's Exemption		(7,000)	(7,000)
Net Taxable Value		$568,000	$743,000
2024-25 Ad Valorem Property Taxes [2]	**Rates**	**Taxes**	**Taxes**
Base Property Tax	1.000000%	$5,680	$7,430
Sierra Coll SFID #4 B&I 2018 Series A	0.002319	13	17
Sierra Coll SFID #4 B&I 2018 Series B	0.001670	9	12
Sierra Coll SFID #4 B&I 2018 Series C	0.008469	48	63
Center Joint Unif B&I	0.074300	422	552
Center Joint Unif B&I 2008 Series 2020A	0.004700	27	35
Center Joint Unif B&I 2008 Series 2020A Refunding	0.017300	98	129
Center Joint Unif B&I 2008 Series 2020B Refunding	0.001300	7	10
Center Joint Unif B&I 2008 Series 2021B Refunding	0.043400	247	322
Center Joint Unif B&I 2008 Series 2021C Refunding	0.008200	47	61
Total Ad Valorem	1.161658	6,598	$8,631
Projected Parcel Charges, Special Taxes and Assessments [3]		**Charges**	**Charges**
Placer Mosquito & Vector [4]		$6	$6
City of Roseville, Villages of Sierra Vista CFD # 1 (Public Facilities) [5]		1,838	2,068
City of Roseville, Sierra Vista CFD # 2 (Public Services) [6]		530	530
City of Roseville CFD 3, Municipal Services [7]		334	571
Total Parcel Charges, Assessments, and Special Taxes		2,708	3,175
Total Projected Taxes and Direct Charges		**$9,307**	**$11,807**
Total Effective Tax Rate		**1.64%**	**1.59%**

(1) Representative new home prices from the "Ability to Pay" section of the Appraisal.
(2) Represents each individual FY 2024-25 Ad Valorem Tax Rate for Tax Rate Area 005-070 assuming no changes to FY 2025-26 Tax Rates, subject to change annually.
(3) Assumes no PACE related Special Taxes.
(4) FY 2024-25 Charge.
(5) Equal to the applicable Maximum Public Facilities Special Tax for FY 2025-26.
(6) Equal to the applicable Maximum Public Services Special Tax for FY 2025-26.
(7) Equal to the applicable Maximum Municipal Services Special Tax for FY 2025-26.

Sources: FY 2024-25 Ad Valorem Tax Rates and Placer Mosquito & Vector charges - Placer County; Representative Prices of new LDR and MDR homes - Integra Realty Resources, Inc.; Projected Maximum Special Tax Rates of CFD Nos. 1, 2 and 3 - Willdan Financial Services.

SPECIAL RISK FACTORS

The purchase of the 2025 Bonds described in this Official Statement involves a degree of risk that may not be appropriate for some investors. The following includes a discussion of some of the risks that should be considered before making an investment decision.

Limited Obligation of the City to Pay Debt Service

The City has no obligation to pay principal of and interest on the 2025 Bonds in the event Special Tax collections are delinquent, other than from amounts, if any, on deposit in the Reserve Fund or funds derived from the tax sale or foreclosure and sale of parcels on which levies of the Special Tax are delinquent, nor is the City obligated to advance funds to pay such debt service on the 2025 Bonds. The 2025 Bonds are not general obligations of the City but are limited obligations of the City and the District payable solely from the proceeds of the Special Tax and certain funds held under the Fiscal Agent Agreement, including amounts deposited in the Reserve Fund and investment income thereon, and the proceeds, if any, from the sale of property in the event of a foreclosure. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS." Any tax for the payment of the 2025 Bonds will be limited to the Special Tax to be collected within the jurisdiction of the District.

Concentration of Ownership

A substantial portion of the land in the District is owned by JMC Homes and the other Merchant Builders. Owners of property are not personally obligated to pay the Special Tax attributable to their property. Rather, the Special Tax is an obligation only against the parcel of property, secured by the amount which could be realized in a foreclosure proceeding against the property, and not by any promise of the owner to pay. If the value of the property is not sufficient, taking into account other obligations also constituting a lien against the property, the City, Fiscal Agent and owners of the 2025 Bonds have no recourse against the owner, such as filing a lawsuit to collect money.

Failure of a Merchant Builder or any future owner of significant property subject to the Special Taxes in the District to pay installments of Special Taxes when due could cause the depletion of the Reserve Fund prior to reimbursement from the resale of foreclosed property or payment of the delinquent Special Tax and, consequently, result in the delinquency rate reaching a level that would cause an insufficiency in collection of the Special Tax to meet the District's obligations on the 2025 Bonds. For a description of each of the Merchant Builders, see "OWNERSHIP AND DEVELOPMENT OF PROPERTY WITHIN THE DISTRICT." In that event, there could be a delay or failure in payments on the 2025 Bonds. See "– Bankruptcy and Foreclosure Delays" below and "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure."

Appraised Values

The Appraisal summarized in APPENDIX B estimates the market value of certain taxable property within the District. This market value is merely the present opinion of the Appraiser, and is subject to the assumptions and limiting conditions stated in the Appraisal. The City has not sought the present opinion of any other appraiser of the value of the appraised parcels. A different present opinion of value might be rendered by a different appraiser.

The opinion of value relates to sale by a willing seller to a willing buyer as of the date of valuation, each having similar information and neither being forced by other circumstances to sell or to buy. Consequently, the opinion is of limited use in predicting the selling price at a foreclosure sale, because the sale is forced and the buyer may not have the benefit of full information.

In considering the estimates of value evidenced by the appraisal, it should be noted that the appraisal is based upon a number of standard and special assumptions which affect the estimates as to value, in addition to hypothetical conditions, as set forth in the Appraisal (see APPENDIX B hereto). The improvements to be financed by the 2025 Bonds were not in place as of the date of inspection; thus, the value estimate is subject to a hypothetical condition (of such improvements being in place)

In addition, the opinion is a present opinion. It is based upon present facts and circumstances. Differing facts and circumstances may lead to differing opinions of value. The appraised market value is not evidence of future value because future facts and circumstances may differ significantly from the present.

No assurance can be given that any of the appraised property in the District could be sold in a foreclosure for the estimated market value contained in the Appraisal. Such sale is the primary remedy available to Bondowners if that property should become delinquent in the payment of Special Taxes.

Property Values and Property Development

The value of taxable parcels within the District is a critical factor in determining the investment quality of the 2025 Bonds. If a property owner defaults in the payment of the Special Tax, the District's only remedy is to foreclose on the delinquent property in an attempt to obtain funds with which to pay the delinquent Special Tax. Land development and land values could be adversely affected by economic and other factors beyond the City's control, such as: a general economic downturn; adverse judgments in future litigation that could affect the scope, timing or viability of development; relocation of employers out of the area; stricter land use regulations; shortages of water, electricity, natural gas or other utilities; destruction of property caused by earthquake, flood or other natural disasters; environmental pollution or contamination.

The Appraisal information included as APPENDIX B sets forth certain assumptions of the Appraiser in estimating the market value of the property within the District as of the date indicated. No assurance can be given that the land values are accurate if these assumptions are incorrect or that the values will not decline in the future if one or more events, such as natural disasters or adverse economic conditions, occur. See "Appraised Values" above.

Neither the Underwriter nor the City has evaluated development risks. Since these are largely business risks of the type that property owners customarily evaluate individually, and inasmuch as changes in land ownership may well mean changes in the evaluation with respect to any particular parcel, the District is issuing the 2025 Bonds without regard to any such evaluation. Thus, the creation of the District and the issuance of the 2025 Bonds in no way implies that the District, the Underwriter, or the City has evaluated these risks or the reasonableness of these risks.

The following is a discussion of specific risk factors that could affect the timing or scope of property development in the District or the value of property in the District.

Land Development. Land values are influenced by the level of development in the area in many respects.

First, undeveloped or partially developed land is generally less valuable than developed land and provides less security to the owners of the 2025 Bonds should it be necessary for the District to foreclose on undeveloped or partially developed property due to the nonpayment of Special Taxes.

Second, failure to complete development on a timely basis could adversely affect the land values of those parcels that have been completed. Lower land values would result in less security for the payment of principal of and interest on the 2025 Bonds and lower proceeds from any foreclosure sale necessitated by delinquencies in the payment of the Special Tax. See "VALUE OF PROPERTY WITHIN THE DISTRICT – Value to Special Tax Burden Ratios." No assurance can be given that the proposed development within the District will be completed, and in assessing the investment quality of the 2025 Bonds, prospective purchasers should evaluate the risks of noncompletion.

The Merchant Builders provide no assurances to the City that the project will be developed or that sources of financing that will actually be available will be sufficient to complete the currently projected development. The Merchant Builders have no obligation to the City or to owners of the 2025 Bonds to complete their respective projects.

***Risks of Real Estate Investment Generally*.** Continuing development of land within the District may be adversely affected by changes in general or local economic conditions, global market instability caused by geopolitical events, fluctuations in the real estate market, increased construction costs, persistent supply chain disruptions, development, financing and marketing capabilities of individual property owners, rising inflation and interest rates, water or electricity shortages, and other similar factors. For example, the City is currently experiencing a known supply chain disruption with respect to electrical transformers needed for new development, which may have the effect of delaying development in Villages FD-6 and FD-24 and results in a risk of prohibiting the closing of home sales in those villages since the City will not issue an occupancy permit without electric service. See "THE DISTRICT – Current and Proposed Development - Transformer Supply Chain Challenges" and " – Increasing Mortgage Interest Rates" above. Any adverse impact of the foregoing and other economic factors on the development within the District and the real estate market in general cannot be predicted.

Development in the District may also be affected by development in surrounding areas, which may compete with the District. In addition, land development operations are subject to comprehensive federal, state and local regulations, including environmental, land use, zoning and building requirements. There can be no assurance that proposed land development operations within the District will not be adversely affected by future government policies, including, but not limited to, governmental policies to restrict or control development, or future growth control initiatives. There can be no assurance that land development operations within the District will not be adversely affected by these risks.

***Natural Disasters*.** The value of the parcels in the District in the future can be adversely affected by a variety of natural occurrences, particularly those that may affect infrastructure and other public improvements and private improvements on the parcels in the District and the continued habitability and enjoyment of such private improvements. For example, the areas in and surrounding the District, like those in much of California, may be subject to earthquakes or other unpredictable seismic activity, however, the District is not located in a seismic special studies zone.

Other natural disasters could include, without limitation, landslides, floods, droughts, wildfires or tornadoes. One or more natural disasters could occur and could result in damage to improvements of varying seriousness. Although the District is not in a high-risk area for landslides, floods, wildfires or tornadoes, natural disasters such as these are unpredictable and may occur anywhere throughout the State, with devastating consequences. The damage may entail significant repair or replacement costs and that repair or replacement may never occur either because of the cost, or because repair or replacement will not facilitate habitability or other use, or because other considerations preclude such repair or replacement. Under any of these circumstances there could be significant delinquencies in the payment of Special Taxes, and the value of the parcels may well depreciate.

Drought. California has been subject to droughts from time-to-time in the past. Although the City does not believe any future drought would impact development in the District, no assurances can be given in this regard.

The City employs a portfolio approach to its water supplies which includes the use of surface water, groundwater and recycled water. This portfolio approach is designed to provide a more reliable water supply. Surface water is the City's primary water supply which is delivered from the Folsom Reservoir under contracts with the Bureau of Reclamation and the Placer County Water Agency. The City also uses groundwater to supplement its surface water supplies during emergency and drought conditions. These ground water wells are designated to accommodate Aquifer Storage and Recovery (ASR). The City's ASR program allows for the storage of treated surface water in the groundwater basin through direct injection through the ASR wells. This water can be extracted later from the same wells for use during emergency or drought conditions. This water "banking" allows the City to use groundwater without significant impact to the ground water table when surface water supplies are limited. The City also uses recycled water generated from its wastewater treatment facilities for irrigation purposes in commercial landscaping, public rights-of way, parks and golf courses. The use of recycled water reduces the demand for treated water for these purposes and leaving more for domestic use. However, no assurance can be given that a future drought affecting homes in the District would not result in decreased values.

JMC Homes and the City indicate that the existing Development Agreement protects JMC Homes's ability to access water for the project through an agreed upon water allocation. However, in the event that the City's water supply is severely limited or cut off by virtue of future actions beyond its control resulting from ongoing or future drought conditions, development within the District may be delayed or even stopped. The Development Agreement provides that should the City need to restrict development it must do so City-wide and cannot single out the Villages at Sierra Vista property in restricting development activity. In turn, the anticipated diversity of land ownership within the District could also be reduced, making the owners of the 2025 Bonds more dependent upon JMC Homes's or other owners of undeveloped land timely payment of the Special Taxes levied on undeveloped property. Furthermore, such an increased period of concentrated ownership of undeveloped land increases the potential negative impact of any bankruptcy or other financial difficulties experienced by a Merchant Builder or successor owners. Any reduction or interruption in the water supply would also likely cause a reduction in the land value and thus a reduction in the security in the event of a need to foreclose on land within the District following a delinquency in the payment of Special Taxes.

Legal Requirements. Other events that may affect the value of a parcel include changes in the law or application of the law. Such changes may include, without limitation, local growth control initiatives, local utility connection moratoriums and local application of statewide tax and

governmental spending limitation measures. Development in the District may also be adversely affected by the application of laws protecting endangered or threatened species.

Hazardous Substances. Any discovery of a hazardous substance detected on property within the District would affect the marketability and the value of some or all of the property in the District. In that event, the owners and operators of a parcel within the District may be required by law to remedy conditions of the parcel relating to releases or threatened releases of hazardous substances. The federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, sometimes referred to as "CERCLA" or the "Superfund Act," is the most well-known and widely applicable of these laws. California laws with regard to hazardous substances are also applicable to property within the District and are as stringent as the federal laws. Under many of these laws, the owner (or operator) is obligated to remedy a hazardous substance condition of property whether or not the owner (or operator) has anything to do with creating or handling the hazardous substance. The effect, therefore, should any of the parcels be contaminated by a hazardous substance is to reduce the marketability and value of the parcel by the costs of remedying the condition, because the purchaser, upon becoming owner, will become obligated to remedy the condition just as is the seller.

The values set forth in the Appraisal do not take into account the possible reduction in marketability and value of any of the parcels within the District by reason of the possible liability of the owner (or operator) for the remedy of a hazardous substance condition on a parcel. Although the City is not aware that the owner (or operator) of any of the property within the District has a current liability for a hazardous substance with respect to any of the parcels, it is possible that such liabilities do currently exist and that the City is not aware of them.

Further, it is possible that liabilities may arise in the future with respect to any of the parcels within the District resulting from the existence, currently, on the parcel of a substance presently classified as hazardous but which has not been released or the release of which is not presently threatened, or may arise in the future resulting from the existence, currently, on the parcel of a substance not presently classified as hazardous but which may in the future be so classified. Further, such liabilities may arise not simply from the existence of a hazardous substance but from the method of handling it. All of these possibilities could significantly affect the value of a parcel within the District that is realizable upon a foreclosure sale.

Endangered and Threatened Species. It is illegal to harm or disturb any plants or animals in their habitat that have been listed as endangered species by the United States Fish & Wildlife Service under the Federal Endangered Species Act or by the California Fish & Game Commission under the California Endangered Species Act without a permit. Although JMC Homes believes that no federally listed endangered or threatened species would be affected by the proposed development within the District, other than any that are permitted by the entitlements already received (which allow for the impact of development and specify the mitigation required), the discovery of an endangered plant or animal could delay development of vacant property in the District or reduce the value of undeveloped property.

Wildfires and Fire Insurance

In the past, drought conditions in the State (see "– Property Values and Property Development – Drought above") have led to increased risk of wildfire. In particular, certain electrical operators in the State have seen their distribution/transmission lines cause billions of dollars in property damage and the loss of lives. In 2023, as in several prior years, for example, devastating wildfires burned in various communities in California, causing wide-spread damage. In 2025,

communities in Los Angeles County, including Pacific Palisades, Malibu and Altadena, experienced widespread devastation from wildfires causing losses of life, thousands of burned homes, and billions of dollars in property damage. Although not located in a very high fire hazard severity zone, no assurance can be given that wildfires will not erupt in the District and negatively impact development of property in the District or willingness and ability to pay property taxes in the future.

On January 16, 2025, Governor Gavin Newsom issued Executive Order N-10-25 (the "Governor's Order") which canceled penalties, costs and interest on overdue property taxes (including special taxes) within certain zip codes affected by the Palisades Fire and the Altadena Fire during calendar year 2025. This will likely cause a delay in the payment of special taxes by certain property owners in any community facilities districts affected by Governor's Order. Unless the majority of property owners within the community facilities districts pay their special taxes voluntarily or have mortgage impound accounts, it is likely that the community facilities districts will need to draw upon a reserve fund to make debt service payments on outstanding bonds prior to the expiration of the Governor's Order and it is possible that outstanding bonds will experience a payment default. In the event of a major fire or other natural disaster affecting the District, a similar order affecting the District could impact the debt service payment for the 2025 Bonds.

Various insurance companies in the State have restricted the availability of fire insurance in the State. Should homeowners within the District be unable to obtain fire insurance, they may not be able to qualify for a mortgage, which in turn may affect the rate of home sales within the District. Although the Merchant Builders report that prospective homeowners have not experienced issues obtaining fire insurance when purchasing homes in the District, no assurance can be given that going forward fire insurance will be readily available to homeowners within the District.

Levy and Collection of Special Taxes

General. The principal source of payment of principal of and interest on the 2025 Bonds is the proceeds of the annual levy and collection of the Special Tax against property within the District.

Limitation on Maximum Special Tax Rate. The annual levy of the Special Tax is subject to the Maximum Annual Facilities Special Tax rate authorized in the Rate and Method. The levy cannot be made at a higher rate even if the failure to do so means that the estimated proceeds of the levy and collection of the Special Tax, together with other available funds, will not be sufficient to pay debt service on the 2025 Bonds.

In addition to the Maximum Annual Facilities Special Tax rate limitation in the Rate and Method, Section 53321(d) of the Act provides that the special tax levied against any parcel for which an occupancy permit for private residential use has been issued may not be increased as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such Fiscal Year had there never been any such delinquencies or defaults. In cases of significant delinquency, these factors may result in defaults in the payment of principal of and interest on the 2025 Bonds.

No Relationship Between Property Value and Special Tax Levy. Because the Rate and Method is not based on property value, the levy of the Special Tax will rarely, if ever, result in a uniform relationship between the value of particular parcels of Taxable Property and the amount of the levy of the Special Tax against those parcels. Thus, there will rarely, if ever, be a uniform relationship between the value of the parcels of Taxable Property and their proportionate share of debt service on the 2025 Bonds, and certainly not a direct relationship.

Factors that Could Lead to Special Tax Deficiencies. The following are some of the factors that might cause the levy of the Special Tax on any particular parcel of Taxable Property to vary from the Special Tax that might otherwise be expected:

Transfers to Governmental Entities. The number of parcels of Taxable Property could be reduced through the acquisition of Taxable Property by a governmental entity and failure of the government to pay the Special Tax based upon a claim of exemption or, in the case of the federal government or an agency thereof, immunity from taxation, thereby resulting in an increased tax burden on the remaining taxed parcels.

Property Tax Delinquencies. Failure of the owners of Taxable Property to pay property taxes (and, consequently, the Special Tax), or delays in the collection of or inability to collect the Special Tax by tax sale or foreclosure and sale of the delinquent parcels, could result in a deficiency in the collection of Special Tax revenues. See "– Tax Delinquencies" below.

Delays Following Special Tax Delinquencies and Foreclosure Sales. The Fiscal Agent Agreement generally provides that the Special Tax is to be collected in the same manner as ordinary *ad valorem* property taxes are collected and, except as provided in the special covenant for foreclosure described in "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure" and in the Act, is subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for ordinary *ad valorem* property taxes. Under these procedures, if taxes are unpaid for a period of five years or more, the property is deeded to the State and then is subject to sale by the County.

If sales or foreclosures of property are necessary, there could be a delay in payments to owners of the 2025 Bonds pending such sales or the prosecution of foreclosure proceedings and receipt by the City of the proceeds of sale if the Reserve Fund is depleted. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure."

The ability of the City to collect interest and penalties specified by State law and to foreclose against properties having delinquent Special Tax installments may be limited in certain respects with regard to properties in which the Federal Deposit Insurance Corporation (the "**FDIC**") has or obtains an interest. The FDIC would obtain such an interest by taking over a financial institution that has made a loan that is secured by property within the District. See " – FDIC/Federal Government Interests in Properties" below.

Other laws generally affecting creditors' rights or relating to judicial foreclosure may affect the ability to enforce payment of Special Taxes or the timing of enforcement of Special Taxes. For example, the Soldiers and Sailors Civil Relief Act of 1940 affords protections such as a stay in enforcement of the foreclosure covenant, a six-month period after termination of military service to redeem property sold to enforce the collection of a tax or assessment and a limitation on the interest rate on the delinquent tax or assessment to persons in military service if the court concludes the ability to pay such taxes or assessments is materially affected by reason of such service.

FDIC/Federal Government Interests in Properties

General. The ability of the District to foreclose the lien of delinquent unpaid Special Tax installments may be limited with regard to properties in which the Federal Deposit Insurance

Corporation (the "**FDIC**"), the Drug Enforcement Agency, the Internal Revenue Service, or other federal agency has or obtains an interest.

Federal courts have held that, based on the supremacy clause of the United States Constitution, in the absence of Congressional intent to the contrary, a state or local agency cannot foreclose to collect delinquent taxes or assessments if foreclosure would impair the federal government interest.

The supremacy clause of the United States Constitution reads as follows: "This Constitution, and the Laws of the United States which shall be made in Pursuance thereof; and all Treaties made, or which shall be made, under the Authority of the United States, shall be the supreme Law of the Land; and the Judges in every State shall be bound thereby, any Thing in the Constitution or Laws of any State to the contrary notwithstanding."

This means that, unless Congress has otherwise provided, if a federal governmental entity owns a parcel that is subject to Special Taxes within the District but does not pay taxes and assessments levied on the parcel (including Special Taxes), the applicable state and local governments cannot foreclose on the parcel to collect the delinquent taxes and assessments.

Moreover, unless Congress has otherwise provided, if the federal government has a mortgage interest in the parcel and the District wishes to foreclose on the parcel as a result of delinquent Special Taxes, the property cannot be sold at a foreclosure sale unless it can be sold for an amount sufficient to pay delinquent taxes and assessments on parity with the Special Taxes and preserve the federal government's mortgage interest. In *Rust v. Johnson* (9th Circuit; 1979) 597 F.2d 174, the United States Court of Appeal, Ninth Circuit held that the Federal National Mortgage Association ("**FNMA**") is a federal instrumentality for purposes of this doctrine, and not a private entity, and that, as a result, an exercise of state power over a mortgage interest held by FNMA constitutes an exercise of state power over property of the United States.

Bankruptcy and Foreclosure Delays

The payment of the Special Tax and the ability of the District to foreclose the lien of a delinquent unpaid tax, as discussed in "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure," may be limited by bankruptcy, insolvency or other laws generally affecting creditors' rights or by the laws of the State of California relating to judicial foreclosure. The various legal opinions to be delivered concurrently with the delivery of the 2025 Bonds (including Bond Counsel's approving legal opinion) will be qualified as to the enforceability of the various legal instruments by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights, by the application of equitable principles and by the exercise of judicial discretion in appropriate cases.

Although bankruptcy proceedings would not cause the Special Taxes to become extinguished, bankruptcy of a property owner could result in a delay in prosecuting superior court foreclosure proceedings and could result in the possibility of delinquent Special Tax installments not being paid in full. Such a delay would increase the likelihood of a delay or default in payment of the principal of and interest on the 2025 Bonds. To the extent that property in the District continues to be owned by a limited number of property owners, the chances are increased that the Reserve Fund established for the 2025 Bonds could be fully depleted during any such delay in obtaining payment of delinquent Special Taxes. As a result, sufficient moneys would not be available in the Reserve Fund for transfer to the Bond Fund to make up shortfalls resulting from delinquent payments of the Special Tax and thereby to pay principal of and interest on the 2025 Bonds on a timely basis.

To the extent that bankruptcy or similar proceedings were to involve a large property owner, the chances would increase the likelihood that the Reserve Fund could be fully depleted during any resulting delay in receiving payment of delinquent Special Taxes. As a result, sufficient moneys would not be available in the Reserve Fund for transfer to the Bond Fund to make up any shortfalls resulting from delinquent payments of the Special Tax and thereby to pay principal of and interest on the 2025 Bonds on a timely basis.

On July 30, 1992, the United States Court of Appeals for the Ninth Circuit issued its opinion in a bankruptcy case entitled *In re Glasply Marine Industries*. In that case, the court held that *ad valorem* property taxes levied by Snohomish County in the State of Washington after the date that the property owner filed a petition for bankruptcy were not entitled to priority over a secured creditor with a prior lien on that property. The court upheld the priority of unpaid *ad valorem* taxes imposed before the bankruptcy petition (the "pre-petition taxes"), but unpaid taxes imposed after the filing of the bankruptcy petition ("post-petition taxes") were declared to be unsecured "administrative expenses" of the bankruptcy estate, and were therefore held to be payable from the bankruptcy estate only after payment of all secured creditors. As a result, the secured creditor of the property was able to foreclose on the property and retain all of the proceeds of the sale except for the amount of the pre-petition taxes.

According to the court's ruling, as administrative expenses, post-petition taxes would have to be paid, but only if the debtor had sufficient assets not subject to other perfected security interests to do so. In certain circumstances, payment of such administrative expenses may also be allowed to be deferred. Once the property is transferred out of the bankruptcy estate (through foreclosure or otherwise) it would at that time again become subject to and would secure liens for then current and future *ad valorem* taxes.

Glasply was controlling precedent on bankruptcy courts in the State of California for several years subsequent to the date of the Ninth Circuit's holding. Pursuant to state law, the lien date for general *ad valorem* property taxes levied in the State of California is the January 1 preceding the fiscal year for which the taxes are levied. Under the *Glasply* holding, a bankruptcy petition filing would have prevented the lien for general *ad valorem* property taxes levied in fiscal years subsequent to the filing of a bankruptcy petition from attaching and becoming a lien so long as the property was a part of the estate in bankruptcy. However, the *Glasply* holding was for the most part subsequently rendered inoperative with respect to the imposition of a lien for and the collection of *ad valorem* taxes by amendments to the federal Bankruptcy Code (Title 11 U.S.C.) which were part of the Bankruptcy Reform Act of 1994 (the "Bankruptcy Reform Act") passed by Congress during the later part of 1994. The Bankruptcy Reform Act added a provision to the automatic stay section of the Bankruptcy Code which, pursuant to Section 362(b)(18) thereof, excepts from the Bankruptcy Code's automatic stay provisions, "the creation of a statutory lien for an *ad valorem* property tax imposed by . . . a political subdivision of a state, if such tax comes due after the filing of the petition" by a debtor in bankruptcy court. The effect of this provision is to continue the secured interest of *ad valorem* taxes on real property (i.e., post-petition taxes) in effect during the period following the filing of a bankruptcy petition, including during the period bankruptcy proceedings are pending.

Without further clarification by the courts or Congress, the original rationale of the *Glasply* holding could, however, still result in the treatment of post-petition special taxes as "administrative expenses," rather than as tax liens secured by real property, at least during the pendency of bankruptcy proceedings. This treatment might result from the fact that, although the lien of special taxes is of record from the date of the filing of a Notice of Special Tax Lien, the actual special tax is levied annually. As noted above, special taxes have a different lien date than the lien date for general

ad valorem taxes in the State of California noted above. The lien of a Mello-Roos special tax attaches upon recordation of the notice of the special tax lien, as provided for in Section 53328.3 of the Act, as opposed to the annual January 1 lien date for general *ad valorem* taxes. Thus, in deciding whether the original *Glasply* ruling is applicable to a bankruptcy proceeding involving special taxes rather than general *ad valorem* property taxes, a court might consider the differences in the statutory provisions for creation of the applicable tax lien (general *ad valorem* or special tax) in determining whether there is a basis for post petition special taxes to be entitled to a lien on the property during pending bankruptcy proceedings. If a court were to apply *Glasply* to eliminate the priority of the special tax lien as a secured claim against property with respect to post-petition levies of the Special Taxes made against property owners within the District who file for bankruptcy, collections of the Special Taxes from such property owners could be reduced as the result of being treated as "administrative expenses" of the bankruptcy estate. Also, and most importantly, is the fact that the original holding in *Glasply* and the mitigation of that holding by the Bankruptcy Reform Act of 1994 both appear to be applicable only to general *ad valorem* taxes, and, therefore, the exemption from the automatic stay in Section 362(b)(18) discussed above may not be applicable to special taxes since they were not expressly mentioned or provided for in this section, nor defined to be included within the term *"ad valorem* taxes."

Parity Taxes and Special Assessments; Private Debt

The City, the County and certain other public agencies are authorized by the Act to form other community facilities districts and improvement areas and, under other provisions of State law, to form special assessment districts, either or both of which could include all or a portion of the land within the District.

Property in the District is currently subject to certain overlapping tax and assessment liens, as shown in the overlapping debt statement. Property in the District is also subject to the special tax of two additional community facilities districts formed to fund services and known as the Sierra Vista Community Facilities District No. 2 (Public Services) and the City's Community Facilities District No. 3 (Municipal Services). The property is not subject to any other special tax or assessment liens (other than the lien of the Special Tax). See "VALUE OF PROPERTY WITHIN THE DISTRICT – Estimated Tax Burden on Single Family Home."

In addition, other governmental obligations may be authorized and undertaken or issued in the future, the tax, assessment or charge for which may become an obligation of one or more of the parcels of taxable property and may be secured by a lien on a parity with the lien of the Special Tax securing the 2025 Bonds. The principal of and interest on the 2025 Bonds are payable from the Special Tax authorized to be collected within the District, and payment of the Special Tax is secured by a lien on certain real property within the District. Such lien is co-equal to and independent of the lien for general taxes and any other liens imposed under the Act, regardless of when they are imposed on the property in the District. The imposition of additional special taxes, assessments and general property taxes will increase the amount of independent and co-equal liens which must be satisfied in foreclosure if unpaid. The City, the County and certain other public agencies are authorized by the Act to form other community facilities districts and improvement areas and, under other provisions of State law, to form special assessment districts, either or both of which could include all or a portion of the land within the District. Although the Special Taxes will generally have priority over non-governmental liens on a parcel of taxable property, regardless of whether the non-governmental liens were in existence at the time of the levy of the Special Tax or not, this result may not apply in the case of bankruptcy. See "– Bankruptcy and Foreclosure Delays" above.

There can be no assurance that property owners within the District will not petition for the formation of other community facilities districts and improvement areas or for a special assessment district or districts and that parity special taxes or special assessments will not be levied by the County or some other public agency to finance additional public facilities. Property owners may also elect to finance improvements to their homes through Property Assessed Clean Energy (PACE) financings, which are secured by assessment district liens. In addition to liens for special taxes or assessments to finance public improvements of benefit to land within the District, owners of property may obtain loans from banks or other private sources which loans may be secured by a lien on the parcels in the District. Such loans would increase amounts owed by the owner of such parcel with respect to development of its property in the District. However, the lien of such loans would be subordinate to the lien of the Special Taxes.

Tax Delinquencies

Under provisions of the Act, the Special Taxes will be billed to the properties within the District on the regular property tax bills sent to owners of such properties. Such Special Tax installments are due and payable, and bear the same penalties and interest for nonpayment, as do regular property tax installments. Special Tax installment payments cannot be made separately from property tax payments. Therefore, the unwillingness or inability of a property owner to pay regular property tax bills as evidenced by property tax delinquencies may also indicate an unwillingness or inability to make regular property tax payments and Special Tax payments in the future.

The annual Special Tax will be billed and collected in two installments payable without penalty by December 10 and April 10. In the event such Special Taxes are not timely paid, moneys available to pay debt service on the 2025 Bonds becoming due on the subsequent respective March 1 and September 1 may be insufficient, except to the extent moneys are available in the Reserve Fund.

In the event of non-payment of Special Taxes, funds in the 2025 Reserve Account of the Reserve Fund, if available, may be used to pay principal of and interest on the 2025 Bonds. If funds in the 2025 Reserve Account of the Reserve Fund for the 2025 Bonds are depleted, the funds can be replenished from the proceeds of the levy and collection of the Special Tax that are in excess of the amount required to pay all amounts to be paid to the 2025 Bond holders pursuant to the Fiscal Agent Agreement. However, no replenishment from the proceeds of a Special Tax levy can occur as long as the proceeds that are collected from the levy of the Special Tax against property within the District at the maximum Special Tax rates, together with other available funds, remains insufficient to pay all such amounts. Thus it is possible that the 2025 Reserve Account of the Reserve Fund will be depleted and not be replenished by the levy of the Special Tax.

See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure” for a discussion of the provisions which apply, and procedures which the City is obligated to follow, in the event of delinquency in the payment of Special Taxes. See also “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Special Tax Methodology” for a discussion of a limitation imposed by the Act applicable to Special Tax increases on residential property.

No Acceleration Provisions

The 2025 Bonds do not contain a provision allowing for the acceleration of the 2025 Bonds in the event of a payment default or other default under the terms of the 2025 Bonds or the Fiscal Agent Agreement. Under the Fiscal Agent Agreement, a 2025 Bond holder is given the right for the

equal benefit and protection of all 2025 Bond holders similarly situated to pursue certain remedies. So long as the 2025 Bonds are in book-entry form, DTC will be the sole 2025 Bond holder and will be entitled to exercise all rights and remedies of 2025 Bond holders.

Ballot Initiatives

From time to time, initiative measures qualify for the State ballot pursuant to the State's constitutional initiative process, and those measures could be adopted by California voters. The adoption of any such initiative might place limitations on the ability of the State, the City, the County or other local districts to increase revenues or to increase appropriations or on the ability of the landowners to complete the development of the District. See "–Property Values and Property Development – Land Development" above. See also "–Voter Initiatives" below.

Voter Initiatives

Under the California Constitution, the power of initiative is reserved to the voters for the purpose of enacting statutes and constitutional amendments. Since 1978, the voters have exercised this power through the adoption of Proposition 13 and similar measures, including Proposition 218, which was approved in the general election held on November 5, 1996, and Proposition 26, which was approved on November 2, 2010.

Any such initiative may affect the collection of fees, taxes and other types of revenue by local agencies such as the District. Subject to overriding federal constitutional principles, such collection may be materially and adversely affected by voter-approved initiatives, possibly to the extent of creating cash-flow problems in the payment of outstanding obligations such as the 2025 Bonds.

Proposition 218—Voter Approval for Local Government Taxes—Limitation on Fees, Assessments, and Charges—Initiative Constitutional Amendment, added Articles XIIIC and XIIID to the California Constitution, imposing certain vote requirements and other limitations on the imposition of new or increased taxes, assessments and property-related fees and charges.

On November 2, 2010, California voters approved Proposition 26, entitled the "Supermajority Vote to Pass New Taxes and Fees Act". Section 1 of Proposition 26 declares that Proposition 26 is intended to limit the ability of the State Legislature and local government to circumvent existing restrictions on increasing taxes by defining the new or expanded taxes as "fees." Proposition 26 amended Articles XIIIA and XIIIC of the State Constitution. The amendments to Article XIIIA limit the ability of the State Legislature to impose higher taxes (as defined in Proposition 26) without a two-thirds vote of the Legislature. Article XIIIC requires that all new local taxes be submitted to the electorate before they become effective. Taxes for general governmental purposes require a majority vote and taxes for specific purposes ("special taxes") require a two-thirds vote.

The Special Taxes and the issuance of special tax bonds of the District were each authorized by not less than a two-thirds vote of the landowners within the District who constituted the qualified electors at the time of such voted authorization. The District believes, therefore, that issuance of the 2025 Bonds does not require the conduct of further proceedings under the Mello-Roos Act, Proposition 218 or Proposition 26.

Like their antecedents, Proposition 218 and Proposition 26 are likely to undergo both judicial and legislative scrutiny before the impact on the District can be determined. Certain provisions of Proposition 218 and Proposition 26 may be examined by the courts for their constitutionality under both State and federal constitutional law, the outcome of which cannot be predicted.

Pandemic Diseases

In recent years, public health authorities have warned of threats posed by outbreaks of disease and other public health threats. Pandemic diseases arising in the future could have significant adverse health and financial impacts throughout the world, leading to loss of jobs and personal financial hardships, and/or actions by federal, State and local governmental authorities to contain or mitigate the effects of an outbreak.

Taxpayer assistance measures may include deferral of due dates of property taxes, which was an assistance program during the COVID-19 pandemic, and with or without a deferral some taxpayers may be unable to make their property and Special Tax payments. No assurance can be given that the property tax payment dates will not be deferred in the future, which may cause a delay in the receipt of Special Taxes. In addition, home values may be affected by a reduction in demand stemming from personal finances, or general widespread economic circumstances resulting from pandemic diseases.

Cyber Security

The City, like many other public and private entities, relies on computer and other digital networks and systems to conduct its operations. As a recipient and provider of personal, private or other sensitive electronic information, the City is potentially subject to multiple cyber threats, including without limitation hacking, viruses, ransomware, malware and other attacks. No assurance can be given that the City's efforts to manage cyber threats and attacks will be successful in all cases, or that any such attack will not materially impact the operations or finances of the City or the District, or the administration of the 2025 Bonds. The City is also reliant on other entities and service providers in connection with the administration of the 2025 Bonds, including without limitation the County tax collector for the levy and collection of Special Taxes, the Fiscal Agent, and the dissemination agent. No assurance can be given that the City, the District and these other entities will not be affected by cyber threats and attacks in a manner that may affect the Bond owners.

Potential Early Redemption of Bonds from Prepayments

Property owners within the District, including the Merchant Builders and individual homeowners, are permitted to prepay their Special Tax obligation at any time. Such prepayments could also be made from the proceeds of bonds issued by or on behalf of an overlapping special assessment district or community facilities district. Such prepayments will result in a redemption of the Bonds on the interest payment date for which timely notice may be given under the Fiscal Agent Agreement following the receipt of the prepayment. The resulting redemption of Bonds that were purchased at a price greater than par could reduce the otherwise expected yield on such Bonds.

CONSTITUTIONAL LIMITATIONS ON TAXATION AND APPROPRIATIONS

Article XIIIA of the California Constitution, commonly known as "**Proposition 13**," provides that each county will levy the maximum *ad valorem* property tax permitted by Proposition 13 and will distribute the proceeds to local agencies in accordance with an allocation formula based in part on pre-Proposition 13 *ad valorem* property tax rates levied by local agencies.

Article XIIIA limits the maximum *ad valorem* tax on real property to 1% of "full cash value," which is defined as the County Assessor's valuation of real property as shown on the 1975-76 tax

bill under full cash value, or, thereafter, the appraised value of real property when purchased, newly constructed, or a change in ownership has occurred after the 1975 assessment. The full cash value may be adjusted annually to reflect increases of no more than 2% per year or decreases in the consumer price index or comparable local data, or declining property value caused by damage, destruction or other factors.

Article XIIIA exempts from the 1% tax limitation any taxes to repay indebtedness approved by the voters prior to July 1, 1978, and requires a vote of two-thirds of the qualified electorate to impose Special Taxes or any additional *ad valorem*, sales, or transaction taxes on real property. In addition, Article XIIIA requires the approval of two-thirds of all members of the State Legislature to change any State laws resulting in increased tax revenues. On June 3, 1986, California voters approved an amendment to Article XIIIA of the California Constitution to allow local governments and school districts to raise their property tax rates above the constitutionally mandated 1% ceiling for the purpose of paying off certain new general obligation debt issued for the acquisition or improvement of real property and approved by two-thirds of the votes cast by the qualified electorate. If any such voter-approved debt is issued, it may be on a parity with the lien of the Special Tax on the parcels within the District.

State and local government agencies in the State, and the State itself are subject to annual appropriation limits, imposed by Article XIIIB of the State Constitution. Article XIIIB prohibits government agencies and the State from spending "appropriations subject to limitation" in excess of the appropriations limits imposed. "Appropriations subject to limitation" are authorizations to spend "proceeds of taxes," which consist of tax revenues, certain state subventions and certain other funds, including proceeds from regulatory licenses, user charges or other fees to the extent that such proceeds exceed the cost reasonably borne by such entity in providing the regulation, product or service. No limit is imposed on appropriations of funds which are not "proceeds of taxes" such as debt service on indebtedness existing or authorized before January 1, 1979, or subsequently authorized by the voters, appropriations required to comply with mandates of courts or the federal government, reasonable user charges or fees and certain other non-tax funds.

CONTINUING DISCLOSURE

The City has covenanted for the benefit of owners of the 2025 Bonds to provide certain financial information and operating data relating to the District by not later than six and one-half months after the end of the City's fiscal year (presently June 30) in each year (the "**City Annual Report**") commencing with its report for the 2024-25 fiscal year (due January 15, 2026) and to provide notices of the occurrence of certain enumerated events.

JMC Homes has also covenanted for the benefit of owners of the 2025 Bonds to provide certain financial information and operating data relating to the property it or its affiliates owns in the District by not later than April 1st and October 1st of each year, beginning with the report due April 1, 2026 (the "**Developer Periodic Reports**") and to provide notices of the occurrence of certain enumerated events. The obligation of JMC Homes to provide such information is in effect only so long as JMC Homes and its affiliates, or their successors, are collectively responsible for 20% or more of the Special Taxes, as described in the Developer Periodic Reports and JMC Homes' undertaking includes a provision that if a portion of JMC Homes' property which is responsible for such 20% is sold, the reporting obligation may be assumed by the new owner and JMC Homes' obligations with respect to such property will be terminated, or if not so assumed, JMC Homes is to report such required information, as applicable to the transferee.

The City Annual Report and the Developer Periodic Reports and notices of listed events will be filed with the Municipal Securities Rulemaking Board. The covenants of the City have been made in order to assist the Underwriter in complying with Securities Exchange Commission Rule 15c2-12(b)(5) (the "**Rule**"). The specific nature of the information to be contained in the Annual Report or the notices of listed events by the City and JMC Homes is summarized in "APPENDIX E — FORM OF CONTINUING DISCLOSURE UNDERTAKINGS."

Continuing Disclosure Compliance by City. The City believes it currently is in material compliance with all of its continuing disclosure undertakings for the last five years. Notwithstanding the foregoing, in the last five years:

(1) The Annual Report for Fiscal Year 2019-20 for one series of the City's outstanding bonds did not initially fulfill all content requirements; a remedial filing was done approximately 3 months later.

(2) For its Annual Report for Fiscal Year 2021-22 and 2022-23, while the City filed unaudited financial statements and then its audited financial statements when available, the unaudited financial statements were not timely filed with respect to certain bond issues.

The City believes it has made corrective filings to address the known instances during the last five years of past delayed or failure to file annual reports, omissions of required information and/or rating changes to be filed under its prior continuing disclosure undertakings. [**Underwriter to review/confirm**]

Continuing Disclosure Compliance by JMC Homes. To the actual knowledge of JMC Homes in the last five years, JMC Homes has not failed to comply in any material respects with its previous continuing disclosure undertakings, specifically regarding its requirement to provide developer periodic reports or to provide notice of occurrence of enumerated events with respect to community facilities districts or assessment districts in California.

UNDERWRITING

The 2025 Bonds were purchased through negotiation by Piper Sandler & Co., as underwriter (the "**Underwriter**"). The Underwriter agreed to purchase the 2025 Bonds at a price of $_____ (which is equal to the par amount of the 2025 Bonds, plus/less a [net] original issue premium/discount of $_____ and less the Underwriter's discount of $_____). The initial public offering prices set forth on the cover page hereof may be changed by the Underwriter. The Underwriter may offer and sell the 2025 Bonds to certain dealers and others at a price lower than the public offering prices set forth on the cover page hereof.

MUNICIPAL ADVISOR

Fieldman, Rolapp & Associates, Inc. has acted as Municipal Advisor to the City in conjunction with the issuance of the 2025 Bonds. The Municipal Advisor has assisted in matters related to the planning, structuring, execution, and delivery of the 2025 Bonds. The Municipal Advisor will receive compensation contingent upon the sale and delivery of the 2025 Bonds. The Municipal Advisor has not audited, authenticated, or otherwise independently verified the information set forth in this Official Statement, or any other related information available, with respect to accuracy and completeness of disclosure of such information. Because of this limited participation, the Municipal Advisor makes no guaranty, warranty, or other representation with respect to the accuracy or completeness of this Official Statement, or any other matter related to this Official Statement.

LEGAL OPINION

The validity of the 2025 Bonds and certain other legal matters are subject to the approving opinion of Jones Hall LLP, as Bond Counsel. A complete copy of the proposed form of Bond Counsel opinion is contained in APPENDIX D to this Official Statement, and the final opinion will be made available to registered owners of the 2025 Bonds at the time of delivery. The fees of Bond Counsel are contingent upon the sale and delivery of the 2025 Bonds.

TAX MATTERS

Federal Tax Status. In the opinion of Jones Hall LLP, as Bond Counsel, subject, however to the qualifications set forth below, under existing law, the interest on the 2025 Bonds is excluded from gross income for federal income tax purposes and such interest is not an item of tax preference for purposes of the federal alternative minimum tax. Interest on the 2025 Bonds may be subject to the corporate alternative minimum tax.

The opinions set forth in the preceding paragraph are subject to the condition that the City comply with all requirements of the Internal Revenue Code of 1986, as amended (the "**Tax Code**") relating to the exclusion from gross income for federal income tax purposes of interest on obligations such as the 2025 Bonds. The City has made certain representations and covenants in order to comply with each such requirement. Inaccuracy of those representations, or failure to comply with certain of those covenants, may cause the inclusion of such interest in gross income for federal income tax purposes, which may be retroactive to the date of issuance of the 2025 Bonds.

Tax Treatment of Original Issue Discount and Premium. If the initial offering price to the public at which a 2025 Bond is sold is less than the amount payable at maturity thereof, then such difference constitutes "original issue discount" for purposes of federal income taxes and State of California personal income taxes. If the initial offering price to the public at which a 2025 Bond is sold is greater than the amount payable at maturity thereof, then such difference constitutes "original issue premium" for purposes of federal income taxes and State of California personal income taxes. *De minimis* original issue discount and original issue premium are disregarded.

Under the Tax Code, original issue discount is treated as interest excluded from federal gross income and exempt from State of California personal income taxes to the extent properly allocable to each owner thereof subject to the limitations described in the first paragraph of this section. The original issue discount accrues over the term to maturity of the 2025 Bond on the basis of a constant interest rate compounded on each interest or principal payment date (with straight-line interpolations between compounding dates). The amount of original issue discount accruing during each period

is added to the adjusted basis of such 2025 Bonds to determine taxable gain upon disposition (including sale, redemption, or payment on maturity) of such 2025 Bond. The Tax Code contains certain provisions relating to the accrual of original issue discount in the case of purchasers of the 2025 Bonds who purchase the 2025 Bonds after the initial offering of a substantial amount of such maturity. Owners of such 2025 Bonds should consult their own tax advisors with respect to the tax consequences of ownership of 2025 Bonds with original issue discount, including the treatment of purchasers who do not purchase in the original offering, the allowance of a deduction for any loss on a sale or other disposition, and the treatment of accrued original issue discount on such 2025 Bonds under federal individual alternative minimum taxes.

Under the Tax Code, original issue premium is amortized on an annual basis over the term of the 2025 Bond (said term being the shorter of the 2025 Bond's maturity date or its call date). The amount of original issue premium amortized each year reduces the adjusted basis of the owner of the 2025 Bond for purposes of determining taxable gain or loss upon disposition. The amount of original issue premium on a 2025 Bond is amortized each year over the term to maturity of the 2025 Bond on the basis of a constant interest rate compounded on each interest or principal payment date (with straight-line interpolations between compounding dates). Amortized 2025 Bond premium is not deductible for federal income tax purposes. Owners of premium 2025 Bonds, including purchasers who do not purchase in the original offering, should consult their own tax advisors with respect to State of California personal income tax and federal income tax consequences of owning such 2025 Bonds.

California Tax Status. In the further opinion of Bond Counsel, interest on the 2025 Bonds is exempt from California personal income taxes.

Other Tax Considerations. Current and future legislative proposals, if enacted into law, clarification of the Tax Code or court decisions may cause interest on the 2025 Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent beneficial owners from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such legislative proposals, clarification of the Tax Code or court decisions may also affect the market price for, or marketability of, the 2025 Bonds. It cannot be predicted whether or in what form any such proposal might be enacted or whether, if enacted, such legislation would apply to bonds issued prior to enactment.

The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of such opinion, and Bond Counsel has expressed no opinion with respect to any proposed legislation or as to the tax treatment of interest on the 2025 Bonds, or as to the consequences of owning or receiving interest on the 2025 Bonds, as of any future date. Prospective purchasers of the 2025 Bonds should consult their own tax advisors regarding any pending or proposed federal or state tax legislation, regulations or litigation, as to which Bond Counsel expresses no opinion.

Owners of the 2025 Bonds should also be aware that the ownership or disposition of, or the accrual or receipt of interest on, the 2025 Bonds may have federal or state tax consequences other than as described above. Other than as expressly described above, Bond Counsel expresses no opinion regarding other federal or state tax consequences arising with respect to the 2025 Bonds, the ownership, sale or disposition of the 2025 Bonds, or the amount, accrual or receipt of interest on the 2025 Bonds.

NO RATINGS

The City has not applied to a rating agency for the assignment of a rating to the 2025 Bonds and does not contemplate applying for a rating.

NO LITIGATION

At the time of delivery of and payment for the 2025 Bonds, the City Attorney will deliver his opinion that to the best of its knowledge there is no action, suit, proceeding, inquiry or investigation at law or in equity before or by any court or regulatory agency pending against the City affecting its existence or the titles of its officers to office or seeking to restrain or to enjoin the issuance, sale or delivery of the 2025 Bonds, the application of the proceeds thereof in accordance with the Fiscal Agent Agreement, or the collection or application of the Special Tax to pay the principal of and interest on the 2025 Bonds, or in any way contesting or affecting the validity or enforceability of the 2025 Bonds, the Fiscal Agent Agreement or any action of the City contemplated by any of said documents, or in any way contesting the completeness or accuracy of this Official Statement or any amendment or supplement thereto, or contesting the powers of the City or its authority with respect to the 2025 Bonds or any action of the City contemplated by any of said documents.

EXECUTION

The execution and delivery of this Official Statement by the City has been duly authorized by the City Council on behalf of the District.

CITY OF ROSEVILLE

By: _____
Assistant City Manager/
Chief Financial Officer

APPENDIX A

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

APPENDIX B

THE APPRAISAL

APPENDIX C

THE CITY OF ROSEVILLE AND PLACER COUNTY

*The District is located in the City of Roseville (the "**City**"), which is located in southwestern Placer County (the "**County**"), California (the "**State**"). Certain financial and economic data for the City, County and State are presented in this appendix for information purposes only. The 2025 Bonds are not a debt or obligation of the City, County or State, but are a limited obligation of the City, secured solely by the Special Tax Revenues and other amounts pledged under the Fiscal Agent Agreement, all as described in more detail in this Official Statement.*

General

The City is located in Placer County, which is located in the Sacramento Valley near the foothills of the Sierra Nevada mountain range, about 16 miles northeast of Sacramento and 110 miles east of San Francisco. The City presently occupies 43 square miles in the southwestern part of the County and is the largest city in the County as well as the residential and business center of the County. It is bordered by Sacramento County to the south, the City of Rocklin to the north and un-incorporated Placer County to the east and west. The estimated population of the City as of January 1, 2025 was approximately 158,494.

The City has warm summers typical of central California, with an average July temperature of 77 degrees. Winter temperatures are moderate; the average January temperature is 46 degrees. The temperature drops below freezing an average of eight days per year. Rainfall averages 20 inches annually and falls mostly during the winter.

The City is predominately comprised of residential housing, small and large businesses, as well as numerous retail centers, the latter of which play a vital role in the economy of the City and contribute significantly to City and County sales tax receipts. The City has the thirteenth highest retail sales of all cities in the State, and the City is considered a regional shopping destination. The Westfield Galleria at Roseville is the main shopping center in the City and the second largest shopping mall in Northern California. Across from the Westfield Galleria lies the "Fountains at Roseville," a 330,000 square foot retail center, containing additional stores and several recreation centers. Plans call for future construction of hotel, additional retail, and office buildings in connection with the Fountains at Roseville project. In addition to the Westfield Galleria and Fountains at Roseville, the City has many shopping plazas surrounding the Westfield Galleria and the Douglas Boulevard financial corridor. The City is also home to one of the largest auto malls in the United States and a popular water park, Roseville Golfland-SunSplash.

Municipal Government

The City was incorporated on April 10, 1909 and is a charter city. The City operates under the council-manager form of government, with a five-member City Council elected at large for staggered four-year terms. At each election, the council member receiving the most votes is appointed mayor pro-tempore for two years and becomes mayor for the final two years.

City services include, among others, police and fire protection, library services, street maintenance, and parks and recreation. The City also owns two golf courses and provides its own electricity, water, sewer and refuse services to its citizens.

Population

The following table sets forth population estimates for the City, County and State for the past five years.

POPULATION ESTIMATES
City, County and State
Calendar Years 2021 through 2025, as of January 1

Year	City of Roseville	Placer County	State of California
2021	148,851	407,282	39,369,530
2022	151,516	409,924	39,179,680
2023	152,858	410,319	39,228,444
2024	157,304	420,436	39,420,663
2025	158,494	421,446	39,529,101

Source: California State Department of Finance.

Effective Buying Income

Effective buying income ("**EBI**") is designated as personal income less personal tax and non-tax payments. Personal income is the aggregate of wages and salaries, other labor income (such as employer contributions to private pension funds), proprietor's income, rental income (which includes imputed rental income of owner-occupants of non-farm dwellings), dividends paid by corporations, personal interest income from all sources, and transfer payments (such as pensions and welfare assistance). Deducted from this total are personal taxes (federal, state and local), non-tax payments (such as fines, fees, penalties), and personal contributions for social insurance. Effective buying income is a bulk measure of market potential. It indicates the general ability to buy and is essential in comparing, selecting and grouping markets on that basis. The following table demonstrates the growth in annual estimated EBI for the City, the County, the State and the United States.

EFFECTIVE BUYING INCOME (EBI)
City, County, State and United States
As of January 1, 2021 through 2025

Year	Area	Total Effective Buying Income (000's Omitted)	Median Household Effective Buying Income
2021	City of Roseville	$4,126,395	$66,668
	Placer County	16,085,312	76,947
	State of California	1,290,894,604	67,956
	United States	9,809,944,764	56,790
2022	City of Roseville	$6,165,433	$ 87,539
	Placer County	18,491,490	88,051
	State of California	1,452,426,153	77,058
	United States	11,208,582,541	64,448
2023	City of Roseville	$6,996,310	$92,853
	Placer County	19,349,979	91,862
	State of California	1,461,799,662	77,175
	United States	11,454,846,397	65,326
2024	City of Roseville	$7,496,807	$95,863
	Placer County	20,125,715	93,505
	State of California	1,510,708,521	80,973
	United States	11,987,185,826	67,876
2025	City of Roseville	$7,682,133	$96,592
	Placer County	20,632,478	95,193
	State of California	1,557,429,767	82,725
	United States	12,525,577,707	69,687

Source: Claritas, LLC.

Employment and Industry

The unemployment rate in the Sacramento-Roseville-Folsom MSA was 4.3 percent in May 2025, down from a revised 4.5 percent in April 2025, and above the year-ago estimate of 3.9 percent. This compares with an unadjusted unemployment rate of 4.9 percent for California and 4.0 percent for the nation during the same period. The unemployment rate was 4.4 percent in El Dorado County, 3.7 percent in Placer County, 4.4 percent in Sacramento County, and 4.9 percent in Yolo County.

The table below provides information about employment rates and employment by industry type for the Sacramento MSA (which includes Sacramento, Placer, Yolo and El Dorado Counties) for the calendar years 2019 through 2023.

SACRAMENTO-ARDEN ARCADE-ROSEVILLE MSA
(El Dorado, Placer, Sacramento, Yolo Counties)
Employment by Industry
(March 2023 Benchmark)

	2019	2020	2021	2022	2023
Civilian Labor Force [1]	1,099,300	1,093,500	1,105,400	1,112,100	1,129,200
Employment	1,059,200	996,600	1,034,400	1,069,700	1,080,500
Unemployment	40,100	96,900	71,000	42,400	48,600
Unemployment Rate	3.7%	8.9%	6.4%	3.8%	4.3%
Wage and Salary Employment [2]					
Agriculture	8,700	8,300	9,000	8,600	9,100
Mining and Logging	500	500	500	500	500
Construction	69,400	70,200	74,900	77,100	74,700
Manufacturing	36,800	36,100	37,700	40,600	40,500
Wholesale Trade	28,600	26,600	26,900	28,300	28,500
Retail Trade	100,500	95,100	100,600	100,300	99,000
Transportation, Warehousing and Utilities	32,200	34,300	37,500	40,800	41,600
Information	11,900	10,200	10,100	10,500	9,900
Finance and Insurance	35,200	34,800	34,100	33,000	30,500
Real Estate and Rental and Leasing	17,300	16,900	17,700	18,800	18,400
Professional and Business Services	137,200	132,600	137,200	139,700	134,400
Educational and Health Services	166,600	164,000	168,800	175,600	188,700
Leisure and Hospitality	109,600	83,900	93,600	108,700	112,500
Other Services	35,400	31,000	33,300	36,100	38,300
Federal Government	14,200	14,800	14,500	14,400	14,500
State Government	121,900	121,700	127,300	129,800	134,400
Local Government	105,300	98,900	98,400	102,700	107,400
Total, All Industries [3]	1,031,200	979,800	1,021,900	1,065,400	1,083,300

(1) Labor force data is by place of residence; includes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.
(2) Industry employment is by place of work; excludes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.
(3) Totals may not add due to rounding.
Source: State of California Employment Development Department.

Major Employers

MAJOR EMPLOYERS
Placer County
(In Alphabetical Order)
July 2025

Employer Name	Location	Industry
Backyard Bar & BBQ	Truckee	Restaurants
City of Roseville	Roseville	Alternative Fuels
City of Roseville California	Roseville	City Government-Executive Offices
Costco Wholesale	Roseville	Wholesale Clubs
Golfland Sunsplash Roseville	Roseville	Golf Courses-Miniature
Keller Williams Northeast	Roseville	Real Estate
Northstar California	Truckee	Resorts
Oracle	Rocklin	Software/Application/Platform Publishing
Palisades Tahoe At Alpine Mdws	Alpine Meadows	Skiing Centers & Resorts
Placer County Food Stamps	Auburn	County Government-Social/Human Resources
Placer County Sheriff	Auburn	Government Offices-County
Placer County Sheriff Dept	Tahoe City	Government Offices-County
Pride Industries	Roseville	Employment Agencies & Opportunities
Resort At Squaw Creek	Olympic Valley	Hotels & Motels
Roseville Toyota	Roseville	Automobile Dealers-New Cars
Save Mart Distribution Ctr	Roseville	Distribution Centers (whls)
Sheriff's Training	Auburn	Government Offices-County
Sierra Joint Cmnty Clg Dist	Rocklin	School Districts
Sutter Auburn Faith Hospital	Auburn	Hospitals
Sutter Roseville Med Ctr Fndtn	Roseville	Hospitals
Tasq Technology	Roseville	Importers (whls)
Thunder Valley Casino Resort	Lincoln	Casinos
Union Pacific Railroad Co	Roseville	Railroads
Walmart Supercenter	Rocklin	Department Stores
Walmart Supercenter	Roseville	Department Stores

Source: State of California Employment Development Department, extracted from The America's Labor Market Information System (ALMIS) Employer Database, 2025 1st Edition.

The following table shows the principal employers in the City of Roseville, as shown in its Annual Comprehensive Financial Report for fiscal year ending June 30, 2024.

PRINCIPAL EMPLOYERS
City of Roseville
As of June 30, 2024

Employer	Percent of Total Employment
Kaiser Permanente	6.42%
Sutter Health Roseville Medical Group	5.59
City of Roseville	1.91
Adventist Health	1.78
Roseville City School District	1.37
Penumbra	1.21
Roseville Joint Union High School	1.19
Flexcare LLC	0.96
PRIDE	0.72
Hewlett-Packard	0.69

Source: City of Roseville Annual Comprehensive Financial Report for Fiscal Year 2023-24.

Construction Permits

The following table shows valuations of residential and non-residential building permits issued for calendar years 2019 through 2023.

TOTAL BUILDING PERMIT VALUATIONS
City of Roseville
(Dollars in Thousands)

	2019	2020	2021	2022	2023
Permit Valuation					
New Single-family	$265,615.3	$322,748.5	$467,676.3	$420,490.6	$384,082.0
New Multi-family	6,855.8	46,469.0	0.0	1,552.1	86,153.7
Res. Alterations/Additions	16,133.8	5,126.3	39,648.3	5,529.1	26,828.8
Total Residential	288,604.9	374,343.8	507,324.6	427,571.8	497,064.5
New Commercial	24,136.7	23,230.8	16,627.7	40,882.5	48,155.6
New Industrial	0.0	0.0	0.0	0.0	0.0
New Other	9,358.1	12,610.6	12,351.9	7,312.1	23,079.0
Com. Alterations/Additions	46,155.6	24,553.9	29,192.0	42,938.9	36,498.8
Total Nonresidential	79,650.40	60,395.3	58,171.6	91,133.5	107,733.4
New Dwelling Units					
Single Family	1,001	1,226	1,860	1,618	1,307
Multiple Family	65	372	0	18	1,547
TOTAL	1,066	1,598	1860	1,636	2,854

Source: Construction Industry Research Board, Building Permit Summary.

The County's 2024-25 assessment roll totaled $110,562,469,152 as compared to the prior year's assessment roll of $97,541,982,124 which reflected a 13.35% increase this year. These numbers over the last two years contrast with the real estate decline years of 2008 and after, where the County assessment roll experienced declines.

The following table shows residential and non-residential building permits issued within the County for calendar years 2019 through 2023. Annual figures are not yet available for 2024.

TOTAL BUILDING PERMIT VALUATIONS
Placer County
(Dollars in Thousands)

	2019	2020	2021	2022	2023
Permit Valuation					
New Single-family	$693,647.7	$827,822.1	$1,323,114.6	$1,193,148.4	$1,128,885.0
New Multi-family	7,896.7	72,442.8	11,183.1	40,312.6	90,008.1
Res. Alterations/Additions	86,964.2	52,440.8	107,613.1	82,331.3	123,244.1
Total Residential	788,508.6	952,705.7	1,441,910.8	1,315,792.3	1,342,137.2
New Commercial	73,609.7	58,855.0	52,238.1	105,124.2	82,889.3
New Industrial	268.7	25.0	1,155.5	0.0	1,917.2
New Other	110,951.1	76,576.0	73,032.7	116,224.1	143,354.2
Com. Alterations/Additions	78,159.7	49,149.7	58,371.2	80,371.0	89,283.0
Total Nonresidential	262,989.2	184,605.7	184,797.5	301,719.3	317,443.7
New Dwelling Units					
Single Family	2,080	2,552	4,176	3,701	2,959
Multiple Family	71	540	66	351	1,588
TOTAL	2,151	3,092	4,242	4,052	4,547

Source: Construction Industry Research Board, Building Permit Summary.

Commercial Activity

A summary of historic taxable sales within the City and the County during the past five years in which data is available is shown in the following tables.

Total taxable transactions in the City of Roseville during calendar year 2024 were reported to be $5,879,927,661, a 0.73% increase in total taxable transactions of $5,837,083 reported during calendar year 2023.

TAXABLE TRANSACTIONS
City of Roseville
(Dollars in Thousands)

	Retail Stores		Total All Outlets	
	Number of Permits	Taxable Transactions	Number of Permits	Taxable Transactions
2020	3,912	$3,692,180	5,968	$4,425,817
2021	3,623	4,800,774	5,602	5,618,718
2022	3,676	5,056,345	5,847	5,960,761
2023	3,600	4,942,709	5,725	5,837,083
2024	3,683	4,810,379	5,916	5,879,928

Source: State Department of Tax and Fee Administration.

The total taxable sales during calendar year 2024 in Placer County were reported to be $13,328,138,041, a 2.23% increase in the total taxable sales of $13,037,448,166 reported during calendar year 2023.

TAXABLE TRANSACTIONS
Placer County
(Dollars in Thousands)

	Retail Stores		Total All Outlets	
	Number of Permits	Taxable Transactions	Number of Permits	Taxable Transactions
2020	9,165	$7,931,068	15,141	$10,319,123
2021	8,130	9,635,979	13,720	12,632,960
2022	8,201	10,072,596	14,163	13,392,761
2023	7,964	9,627,338	13,787	13,037,448
2024	7,978	9,678,521	13,958	13,328,138

Source: State Department of Tax and Fee Administration.

Transportation

The transportation network in and around the City is an integral part of its development. Centrally located in the State, the area is the hub of several major highways. Interstate 80 runs through the City, connecting San Francisco to New York. Highway 65 runs north through the City, from I-80 to Lincoln and Marysville. Interstate 5, which is west of the City, runs north to Seattle and south to Los Angeles.

Union Pacific Railroad bought Southern Pacific in 1996 and the J.R. Davis Yard, located in Roseville, is the largest rail facility on the West Coast. Union Pacific owns and operates track in 23 states, primarily west of the Mississippi River. Amtrak provides passenger service daily to San Francisco and San Jose, and the California Zephyr connects the County to the Midwest and Chicago.

Greyhound operates a station in the City, providing interstate destination services. Greyhound also operates throughout the County, with bus depots or regularly scheduled stops in most of the communities along major highways and roads.

Sacramento International Airport serves the Roseville area. Served by ten major carriers and several commuter airlines, as well as air-freight carriers, the airport handles passenger flights to over 140 cities with more than 130 scheduled departures per day and 4.3 million passengers annually. Nearby Auburn Municipal Airport serves charter and private aircraft for coastal, state and transcontinental flights. Executive air service is available as well. Auburn Municipal has an elevation of 1,520 feet and an east/west runway 3,100 feet in length.

Several trucking companies serve the City, ranging from interstate lines to local haulers, and transporting a wide variety of goods. United Parcel Service, with a distribution center in Rocklin, offers freight transportation services as well.

APPENDIX D

FORM OF OPINION OF BOND COUNSEL

[Closing Date]

City Council
City of Roseville
311 Vernon Street
Roseville, California 95678

OPINION: $_____ City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Series 2025

Members of the City Council:

We have acted as bond counsel to the City of Roseville (the "City") in connection with the issuance by the City of the $_____ City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Series 2025 (the "Bonds"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, constituting Section 53311, et seq. of the California Government Code (the "Act") and a Fiscal Agent Agreement dated as of July 1, 2019, as supplemented and amended by a Supplemental Agreement No. 1 to Fiscal Agent Agreement dated as of July 1, 2020, a Supplemental Agreement No. 2 to Fiscal Agent Agreement dated as of August 1, 2021, a Supplemental Agreement No. 3 to Fiscal Agent Agreement dated as of August 1, 2022, a Supplemental Agreement No. 4 to Fiscal Agent Agreement dated as of August 1, 2023 and a Supplemental Agreement No. 5 to Fiscal Agent Agreement dated as of August 1, 2025 (collectively, the "Fiscal Agent Agreement"), by and between the City, on behalf of the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities), and U.S. Bank Trust Company, National Association, as fiscal agent. We have examined the law and such certified proceedings and other papers as we deem necessary to render this opinion.

As to questions of fact material to our opinion, we have relied upon representations of the City contained in the Fiscal Agent Agreement, and in the certified proceedings and other certifications of public officials furnished to us, without undertaking to verify the same by independent investigation.

Based upon the foregoing, we are of the opinion, under existing law, as follows:

1. The City is duly created and validly existing as a public body, corporate and politic, with the power to adopt the resolution authorizing the issuance of the Bonds, enter into the Fiscal Agent Agreement and perform the agreements on its part contained therein, and to issue the Bonds.

2. The Bonds have been duly authorized, executed and delivered by the City and are valid and binding limited obligations of the City, payable solely from the sources provided therefor in the Fiscal Agent Agreement.

3. The Fiscal Agent Agreement has been duly authorized, executed and delivered by the City and constitutes a valid and binding obligation of the City enforceable upon the City.

4. Pursuant to the Act, the Fiscal Agent Agreement creates a valid lien on the funds pledged by the Fiscal Agent Agreement.

5. The interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax. The opinions set forth in the preceding sentence are subject to the condition that the City comply with all requirements of the Internal Revenue Code of 1986, as amended, relating to the exclusion from gross income for federal income tax purposes of interest on obligations such as the Bonds. The City has made certain representations and covenants in order to comply with each such requirement. Inaccuracy of those representations, or failure to comply with certain of those covenants, may cause the inclusion of such interest in gross income for federal income tax purposes, which may be retroactive to the date of issuance of the Bonds.

6. The interest on the Bonds is exempt from personal income taxation imposed by the State of California.

Interest on the Bonds may be subject to the corporate alternative minimum tax. We express no opinion regarding any other tax consequences arising with respect to the ownership, sale or disposition of, or the amount, accrual or receipt of interest on, the Bonds.

The rights of the owners of the Bonds and the enforceability of the Bonds and the Indenture may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted and may also be subject to the exercise of judicial discretion in accordance with principles of equity or otherwise in appropriate cases.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur. Moreover, our opinions are not a guarantee of a particular result, and are not binding on the Internal Revenue Service or any court; rather, our opinions represent our legal judgment based upon our review of existing law that we deem relevant to such opinions and in reliance upon the representations, opinions, and covenants referenced above.

Our engagement with respect to this matter has terminated as of the date hereof.

Respectfully submitted,

APPENDIX E

FORMS OF CONTINUING DISCLOSURE UNDERTAKINGS

CONTINUING DISCLOSURE CERTIFICATE
(City)

This CONTINUING DISCLOSURE CERTIFICATE (this "Disclosure Certificate") dated as of _____, 2025, is executed and delivered by the CITY OF ROSEVILLE (the "City") in connection with the execution and delivery of its City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Series 2025 (the "Bonds"). The Bonds are being executed and delivered pursuant to a Fiscal Agent Agreement dated as of July 1, 2019, as supplemented and amended to date, including pursuant to a Supplemental Agreement No. 5 to Fiscal Agent Agreement dated as of August 1, 2025 (collectively, the "Fiscal Agent Agreement"), by and between the City and U.S. Bank Trust Company, National Association, as successor fiscal agent (the "Fiscal Agent").

The District covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the City for the benefit of the holders and beneficial owners of the Bonds and in order to assist the Participating Underwriter in complying with S.E.C. Rule 15c2-12(b)(5).

Section 2. Definitions. In addition to the definitions set forth above and in the Fiscal Agent Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section 2, the following capitalized terms shall have the following meanings:

"Annual Report" means any Annual Report provided by the City pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Annual Report Date" means the date that is six and one-half months after the end of the City's fiscal year (currently January 15 based on the City's fiscal year end of June 30).

"Dissemination Agent" means Willdan Financial Services, or any successor Dissemination Agent designated in writing by the City and which has filed with the City a written acceptance of such designation.

"Listed Events" means any of the events listed in Section 5(a) of this Disclosure Certificate.

"MSRB" means the Municipal Securities Rulemaking Board, which has been designated by the Securities and Exchange Commission as the sole repository of disclosure information for purposes of the Rule, or any other repository of disclosure information that may be designated by the Securities and Exchange Commission as such for purposes of the Rule in the future.

"Official Statement" means the final official statement executed by the City in connection with the issuance of the Bonds.

"Participating Underwriter" shall mean any of the original underwriters of the Bonds.

"Rule" means Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as it may be amended from time to time.

Section 3. Provision of Annual Reports.

(a) The City shall, or shall cause the Dissemination Agent to, not later than the Annual Report Date, commencing January 15, 2026, with the report for the 2024-25 fiscal year, provide to the MSRB, in an electronic format as prescribed by the MSRB, an Annual Report that is consistent with the requirements of Section 4 of this Disclosure Certificate. Not later than 15 Business Days prior to the Annual Report Date, the City shall provide the Annual Report to the Dissemination Agent (if other than the City). If by 15 Business Days prior to the Annual Report Date the Dissemination Agent (if other than the City) has not received a copy of the Annual Report, the Dissemination Agent shall contact the City to determine if the City is in compliance with the previous sentence. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the City may be submitted separately from the balance of the Annual Report, and later than the Annual Report Date, if not available by that date. If the City's fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(b). The City shall provide a written certification with each Annual Report furnished to the Dissemination Agent to the effect that such Annual Report constitutes the Annual Report required to be furnished by the City hereunder.

(b) If the City does not provide (or cause the Dissemination Agent to provide) an Annual Report by the Annual Report Date, the City shall provide (or cause the Dissemination Agent to provide) in a timely manner to the MSRB, in an electronic format as prescribed by the MSRB, a notice to that effect.

(c) With respect to each Annual Report, the Dissemination Agent shall:

(i) determine prior to each Annual Report Date the then-applicable rules and electronic format prescribed by the MSRB for the filing of annual continuing disclosure reports; and

(ii) if the Dissemination Agent is other than the City, file a report with the City certifying that the Annual Report has been provided pursuant to this Disclosure Certificate, and stating the date it was provided.

Section 4. Content of Annual Reports. The City's Annual Report shall contain or incorporate by reference the following:

(a) The City's audited financial statements prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If the City's audited financial statements are not available by the Annual Report Date, the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available.

(b) The following information, unless otherwise specified, as of September 30 of the preceding year:

(i) Principal amount of all outstanding bonds of the District.

(ii) Balance in the improvement fund.

(iii) (a) Balance in 2025 Reserve Account of the Reserve Fund, and statement of the Reserve Requirement for the 2025 Bonds; and statement of projected draws on the 2025 Reserve Account of the Reserve Fund, if any; and (b) balance in any debt service reserve fund or account established in connection with any other issue of bonds of City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) and statement of the reserve requirement for such other bonds; and statement of projected draws on any other such debt service reserve fund or account, if any.

(iv) Balance in other funds and accounts held by the City or fiscal agent related to the Bonds.

(v) Additional debt authorized by the City and payable from or secured by assessments or special taxes with respect to property within the District.

(vi) The Special Tax levy.

(vii) Notwithstanding the September 30 reporting date, the following information shall be reported as of the last day of the month immediately preceding the date of the Annual Report rather than as of September 30. Identity of each delinquent taxpayer responsible for 5 percent or more of total Special Tax levied, and the following information: assessor parcel number, assessed value of applicable properties, amount of Special Tax levied, amount delinquent by parcel number and status of foreclosure proceedings. If any foreclosure has been completed, summary of results of foreclosure sales or transfers.

(viii) Most recently available total assessed value of all parcels subject to the Special Tax.

(ix) List of landowners and assessor's parcel number of parcels subject to 20% or more of the Special Tax levy including the following information: development status to the extent shown in City records, land use classification, assessed value (land and improvements).

(x) Debt service coverage.

(ix) The total Special Tax levy and Maximum Special Tax for Developed Property, Small Lot Tentative Map Property, Large Lot Property and Undeveloped Property (all as defined in the Rate and Method of Apportionment) together with the allocable debt of the CFD Bonds and most recently available assessed values for each category.

(c) In addition to any of the information expressly required to be provided under this Disclosure Certificate, the City shall provide such further material information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

(d) Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the City or related public entities, which are available to the public on the MSRB's Internet web site or filed with the Securities and Exchange Commission. The City shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events.

(a) The City shall give, or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the Bonds:

(1) Principal and interest payment delinquencies.

(2) Non-payment related defaults, if material.

(3) Unscheduled draws on debt service reserves reflecting financial difficulties.

(4) Unscheduled draws on credit enhancements reflecting financial difficulties.

(5) Substitution of credit or liquidity providers, or their failure to perform.

(6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security.

(7) Modifications to rights of security holders, if material.

(8) Bond calls, if material, and tender offers.

(9) Defeasances.

(10) Release, substitution, or sale of property securing repayment of the securities, if material.

(11) Rating changes.

(12) Bankruptcy, insolvency, receivership or similar event of the City or other obligated person.

(13) The consummation of a merger, consolidation, or acquisition involving the City or an obligated person, or the sale of all or substantially all of the assets of the City or an obligated person (other than in the ordinary course of business), the entry into a definitive agreement to undertake such an action, or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

(14) Appointment of a successor or additional fiscal agent or the change of name of the fiscal agent, if material.

(15) Incurrence of a financial obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City, any of which affect security holders, if material (for the definition of "financial obligation," see clause (e)).

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the City, any of which reflect financial difficulties (for the definition of "financial obligation," see clause (e)).

(b) Whenever the City obtains knowledge of the occurrence of a Listed Event, the City shall, or shall cause the Dissemination Agent (if not the City) to, file a notice of such occurrence with the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of 10 business days after the occurrence of the Listed Event. Notwithstanding the foregoing, notice of Listed Events described in subsections (a)(8) and (9) above need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Bonds under the Fiscal Agent Agreement.

(c) The City acknowledges that the events described in subparagraphs (a)(2), (a)(7), (a)(8) (if the event is a bond call), (a)(10), (a)(13), (a)(14) and (a)(15) of this Section 5 contain the qualifier "if material" and that subparagraph (a)(6) also contains the qualifier "material" with respect to certain notices, determinations or other events affecting the tax status of the Bonds. The City shall cause a notice to be filed as set forth in paragraph (b) above with respect to any such event only to the extent that it determines the event's occurrence is material for purposes of U.S. federal securities law. Whenever the City obtains knowledge of the occurrence of any of these Listed Events, the City will as soon as possible determine if such event would be material under applicable federal securities law. If such event is determined to be material, the City will cause a notice to be filed as set forth in paragraph (b) above. The Dissemination Agent shall not be responsible for determining whether an event is material.

(d) For purposes of this Disclosure Certificate, any event described in paragraph (a)(12) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

(e) For purposes of Section 5(a)(15) and (16), "financial obligation" means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term financial obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

Section 6. Identifying Information for Filings with the MSRB. All documents provided to the MSRB pursuant to this Disclosure Certificate shall be accompanied by identifying information as prescribed by the MSRB.

Section 7. Termination of Reporting Obligation. The City's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the City shall give notice of such termination in the same manner as for a Listed Event under Section 5(b).

Section 8. Dissemination Agent. The City may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any Dissemination Agent, with or without appointing a successor Dissemination Agent. Any Dissemination Agent may resign by providing 30 days' written notice to the City.

Section 9. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the City may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) if the amendment or waiver relates to the provisions of Sections 3(a), 4 or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of an obligated person with respect to the Bonds, or type of business conducted;

(b) the undertakings herein, as proposed to be amended or waived, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the primary offering of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) the proposed amendment or waiver either (i) is approved by holders of the Bonds in the manner provided in the Fiscal Agent Agreement for amendments to the Fiscal Agent Agreement with the consent of holders, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the holders or beneficial owners of the Bonds.

If the annual financial information or operating data to be provided in the Annual Report is amended pursuant to the provisions hereof, the first Annual Report filed pursuant hereto containing the amended operating data or financial information shall explain, in narrative form, the reasons for the amendment and the impact of the change in the type of operating data or financial information being provided.

If an amendment is made to this Disclosure Certificate modifying the accounting principles to be followed in preparing financial statements, the Annual Report for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information, in order to provide information to investors to enable them to evaluate the ability of the City to meet its obligations. To the extent reasonably feasible, the comparison shall be quantitative.

A notice of any amendment made pursuant to this Section 9 shall be filed in the same manner as for a Listed Event under Section 5(b).

Section 10. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the City chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the City shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 11. Default. If the City fails to comply with any provision of this Disclosure Certificate, the Participating Underwriter or any holder or beneficial owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Fiscal Agent Agreement, and the sole remedy under this Disclosure Certificate in the event of any failure of the City to comply with this Disclosure Certificate shall be an action to compel performance.

Section 12. Duties, Immunities and Liabilities of Dissemination Agent.

(a) The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the City agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which they may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The Dissemination Agent shall have no duty or obligation to review any information provided to it by the City hereunder and shall not be deemed to be acting in any fiduciary capacity for the City, the Bond holders, or any other party. The obligations of the City under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

(b) The Dissemination Agent shall be paid compensation by the City for its services provided hereunder in accordance with its schedule of fees as amended from time to time, and shall be reimbursed for all expenses, legal fees and advances made or incurred by the Dissemination Agent in the performance of its duties hereunder.

Section 13. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the City, the Dissemination Agent, the Participating Underwriter and the holders and beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Section 14. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be regarded as an original, and all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Disclosure Certificate as of the date first above written.

CITY OF ROSEVILLE, for and on behalf of City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)

By: _____
Name:
Title:

WILLDAN FINANCIAL SERVICES, as Dissemination Agent

By: _____
Name:
Title:

FORM OF CONTINUING DISCLOSURE CERTIFICATE
(Developer)

THIS CONTINUING DISCLOSURE AGREEMENT (the "Disclosure Certificate") dated as of _____, 2025, is executed by John Mourier Construction, Inc., a California corporation (the "Developer") in connection with the execution and delivery by the City of Roseville of its City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Series 2025 (the "Bonds"). The Bonds are being executed and delivered pursuant to a Fiscal Agent Agreement, dated as of July 1, 2019, as supplemented and amended to date, including pursuant to Supplemental Agreement No. 5 to Fiscal Agent Agreement dated as of August 1, 2025 (collectively, the "Fiscal Agent Agreement"), by and between the City and U.S. Bank Trust Company, National Association, as successor fiscal agent (the "Fiscal Agent").

The Developer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Developer for the benefit of the holders and beneficial owners of the Bonds.

Section 2. Definitions. In addition to the definitions set forth above and in the Fiscal Agent Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Affiliate" of another Person means (a) a Person directly or indirectly owning, controlling, or holding with power to vote, 5% or more of the outstanding voting securities of such other Person, (b) any Person, 5% or more of whose outstanding voting securities are directly or indirectly owned, controlled, or held with power to vote, by such other Person, and (c) any Person directly or indirectly controlling, controlled by, or under common control with, such other Person. For purposes hereof, control means the power to exercise a controlling influence over the management or policies of a Person, unless such power is solely the result of an official position with such Person.

"Assumption Agreement" means an undertaking of a Major Owner, or an Affiliate thereof, for the benefit of the holders and beneficial owners of the Bonds containing terms substantially similar to this Disclosure Certificate (as modified for such Major Owner's development and financing plans with respect to the District), whereby such Major Owner or Affiliate agrees to provide periodic reports and notices of significant events, setting forth the information described in sections 4 and 5 hereof, respectively, with respect to the portion of the property in the District owned by such Major Owner and its Affiliates and, at the option of the Developer or such Major Owner, agrees to indemnify the Dissemination Agent (if any) pursuant to a provision substantially in the form of Section 11 hereof.

"Dissemination Agent" means Willdan Financial Services, or any successor Dissemination Agent designated in writing by the Developer, and which has filed with the Developer, the City and the Fiscal Agent a written acceptance of such designation, and which is experienced in providing dissemination agent services such as those required under this Disclosure Certificate.

"Listed Events" means any of the events listed in Section 5(a) of this Disclosure Certificate.

"Major Owner" means, as of any Report Date, an owner of land in the District that is responsible in the aggregate for 20% or more of the Special Taxes in the District anticipated to be levied at any time during the then-current fiscal year.

"MSRB" means the Municipal Securities Rulemaking Board, which has been designated by the Securities and Exchange Commission as the sole repository of disclosure information for purposes of the Rule, or any other repository of disclosure information that may be designated by the Securities and Exchange Commission as such for purposes of the Rule in the future.

"Official Statement" means the final official statement executed by the City in connection with the issuance of the Bonds.

"Participating Underwriter" means Piper Sandler & Co., the original Underwriter of the Bonds.

"Periodic Report" means any Periodic Report provided by the Developer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Person" means an individual, a corporation, a partnership, a limited liability company, an association, a joint stock company, a trust, any unincorporated organization or a government or political subdivision thereof.

"Property" means the property owned by the Developer in the District.

"Report Date" means April 1 and October 1 of any fiscal year.

"Rule" means Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"Special Taxes" means the special taxes of the District levied on taxable property within the District.

Section 3. Provision of Periodic Reports.

(a) The Developer shall, or, upon written direction of the Developer the Dissemination Agent shall, not later than the Report Date, commencing April 1, 2026, file or cause to be filed with the MSRB a Periodic Report which is consistent with the requirements of Section 4 of this Disclosure Certificate with a copy to the Fiscal Agent (if different from the Dissemination Agent), the Participating Underwriter and the City. Not later than 15 calendar days prior to the Report Date, the Developer shall provide the Periodic Report to the Dissemination Agent (if different from the Developer). The Developer shall provide a written certification with (or included as a part of) each Periodic Report furnished to the Dissemination Agent (if different from the Developer), the Fiscal Agent (if different from the Dissemination Agent), the Participating Underwriter and the City to the effect that such Periodic Report constitutes the Periodic Report required to be furnished by it under this Disclosure Certificate. The Dissemination Agent, the Fiscal Agent, the Participating Underwriter and the City may conclusively rely upon such certification of the Developer and shall have no duty or obligation to review the Periodic Report. The Periodic Report may be submitted as a single document or as separate documents comprising a package, and may incorporate by reference other information as provided in Section 4 of this Disclosure Certificate.

(b) If the Dissemination Agent does not receive a Periodic Report by 15 calendar days prior to the Report Date, the Dissemination Agent shall send a reminder notice to the Developer that the Periodic Report has not been provided as required under Section 3(a) above. The reminder notice shall instruct the Developer to determine whether its obligations under this Disclosure Certificate have terminated (pursuant to Section 6 below) and, if so, to provide the Dissemination Agent with a notice of such termination in the same manner as for a Listed Event (pursuant to Section 5 below). If the Developer does not provide, or cause the Dissemination Agent to provide, a Periodic Report to the MSRB by the Report Date as required in subsection (a) above, the Dissemination Agent shall send a notice to that effect to the MSRB in substantially the form prescribed by the MSRB, with a copy to the Fiscal Agent (if other than the Dissemination Agent), the City and the Participating Underwriter.

(c) With respect to the Periodic Report, the Dissemination Agent shall, to the extent the Periodic Report has been furnished to it, file the Periodic Report with the MSRB and file a report with the Developer (if the Dissemination Agent is other than the Developer), the City and the Participating Underwriter certifying that the Periodic Report has been provided pursuant to this Disclosure Certificate, stating the date it was provided to and filed with the MSRB.

Section 4. Content of Periodic Reports. The Developer's Periodic Report shall contain or incorporate by reference the information set forth in Exhibit A relating to the Developer, any or all of which may be included by specific reference to other documents, including official statements of debt issues of the Developer or related public entities, which have been submitted to the MSRB or the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available from the MSRB. The Developer shall clearly identify each such other document so included by reference.

In addition to any of the information expressly required to be provided in Exhibit A, the Developer's Periodic Report shall include such further information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

Section 5. Reporting of Significant Events.

(a) The Developer shall give, or cause to be given, notice of the occurrence of any of the following Listed Events with respect to itself or the Property, if material:

(i) bankruptcy or insolvency proceedings commenced by or against the Developer and, if known, any bankruptcy or insolvency proceedings commenced by or against any Affiliate of the Developer that is reasonably likely to have a significant impact on the Developer's ability to pay Special Taxes or to sell or develop the Property;

(ii) failure to pay any taxes, special taxes (including the Special Taxes) or assessments due with respect to the Property on or prior to the delinquency date;

(iii) filing of a lawsuit of which the Developer is aware against the Developer or an Affiliate seeking damages, which is reasonably likely to have a significant impact on the Developer's ability to pay Special Taxes or to sell or develop the Property;

(iv) material damage to or destruction of any of the improvements on the Property; and

(v) any payment default or other material default by the Developer on any loan with respect to the construction of improvements on the Property.

(b) Whenever the Developer obtains knowledge of the occurrence of a Listed Event, the Developer shall as soon as possible determine if such event would be material under applicable Federal securities law.

(c) If the Developer determines that knowledge of the occurrence of a Listed Event would be material under applicable Federal securities law, the Developer shall, or shall cause the Dissemination Agent to, promptly file a notice of such occurrence with the MSRB, with a copy to the Fiscal Agent, the City and the Participating Underwriter.

Section 6. Duration of Reporting Obligation.

(a) All the Developer's obligations hereunder shall commence on the date hereof and terminate (except as provided in Section 11) on the earliest to occur of the following:

(i) upon the legal defeasance, prior redemption or payment in full of all the Bonds, or

(ii) at such time as property owned by the Developer is no longer responsible for payment of 20% or more of the Special Taxes, or

(iii) the date on which the Developer prepays in full all of the Special Taxes attributable to the Property, or

(iv) the date on which (A) the Developer has completed construction of all buildings to be constructed within property it owns in the District and (B) each such building constructed by the Developer and intended for lease by the Developer has been, since completion of construction, at least 80% occupied at one time or another, if applicable.

The Developer shall give notice of the termination of its obligations under this Disclosure Certificate in the same manner as for a Listed Event under Section 5.

(b) If a portion of the Property owned by the Developer, or any Affiliate of the Developer, is conveyed to a Person that, upon such conveyance, will be a Major Owner, the obligations of the Developer hereunder with respect to the property in the District owned by such Major Owner and its Affiliates may be assumed by such Major Owner or by an Affiliate thereof, and if so assumed the Developer's obligations hereunder with respect to such portion of the Property will be terminated. In order to effect such an assumption, such Major Owner or Affiliate shall enter into an Assumption Agreement in form and substance reasonably satisfactory to the City and the Participating Underwriter. If not so assumed, the Developer shall report the information, as applicable to the transferee, required herein so long as the transferee is a Major Owner.

Section 7. Dissemination Agent. The Developer may, from time to time, appoint or engage a Dissemination Agent to assist the Developer in carrying out its obligations under this Disclosure Certificate, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent may resign by providing thirty days' written notice to the City, the Developer and the Participating Underwriter.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Developer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied (provided, however, that the Dissemination Agent shall not be obligated under any such amendment that modifies or increases its duties or obligations hereunder without its written consent thereto):

(a) if the amendment or waiver relates to the provisions of sections 3(a), 4 or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of an obligated person with respect to the Bonds, or type of business conducted; and

(b) the proposed amendment or waiver either (i) is approved by holders of the Bonds in the manner provided in the Fiscal Agent Agreement, with the consent of holders, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the holders or beneficial owners of the Bonds.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Developer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Periodic Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Developer chooses to include any information in any Periodic Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Developer shall have no obligation under this Disclosure Certificate to update such information or include it in any future Periodic Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Developer to comply with any provision of this Disclosure Certificate, the Fiscal Agent shall (upon written direction and only to the extent indemnified to its satisfaction from any liability, cost or expense, including fees and expenses of its attorneys), and the Participating Underwriter and any holder or beneficial owner of the Bonds may, take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Developer to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Fiscal Agent Agreement, and the sole and exclusive remedy under this Disclosure Certificate in the event of any failure of the Developer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Developer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents (each, an "Indemnified Party"), harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the reasonable costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding loss, liabilities, costs and expenses due to an Indemnified Party's negligence or willful misconduct or failure to perform its duties hereunder. The Dissemination Agent shall be paid compensation for its services provided hereunder in accordance with its schedule of fees as amended from time to time, which schedule, as amended, shall be reasonably acceptable, and all reasonable expenses, reasonable legal fees and advances made or incurred by the Dissemination Agent in the performance of its duties hereunder. The Dissemination Agent shall have no duty or obligation to review any information

provided to it hereunder and shall not be deemed to be acting in any fiduciary capacity for the City, the Developer, the Fiscal Agent, the Bond owners, or any other party. The obligations of the Developer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Notices. Any notice or communications to be among any of the parties to this Disclosure Certificate may be given as follows:

To the Developer	John Mourier Construction, Inc. Attn: Controller 1430 Blue Oaks Boulevard Roseville, CA 95747
To the Dissemination Agent:	Willdan Financial Services 27368 Via Industria, Suite 200 Temecula, CA 92590
To the Issuer/City:	City of Roseville 311 Vernon Street Roseville, CA 95678 Attn: CFD Administrator
To the Fiscal Agent:	U.S. Bank Trust Company, National Association 333 South Hope Street, Suite 2626 Los Angeles, CA 90071 Attn: Corporate Trust
To the Participating Underwriter:	Piper Sandler & Co. Attn: Public Finance 2321 Rosecrans Avenue, Suite 3200, El Segundo, CA 90245

Any person may, by written notice to the other persons listed above, designate a different address or telephone number(s) to which subsequent notices or communications should be sent.

Section 13. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the City, the Developer (its successors and assigns), the Fiscal Agent, the Dissemination Agent, the Participating Underwriter and holders and beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity. All obligations of the Developer hereunder shall be assumed by any legal successor to the obligations of the Developer as a result of a sale, merger, consolidation or other reorganization.

Section 14. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the Developer has executed this Disclosure Certificate as of the date first above written.

John Mourier Construction, Inc., a California corporation

By: _____
Martin Zeek Ziegler,
Executive Vice President

ACCEPTED by DISSEMINATION AGENT:

Willdan Financial Services,
as Dissemination Agent

By: _____
Name:
Title:

EXHIBIT B

PERIODIC REPORT

This Periodic Report is hereby submitted under Section 4 of the Continuing Disclosure Certificate (the "Disclosure Certificate") dated _____, 2025, executed by the undersigned (the "Developer") in connection with the issuance of the above-captioned bonds by the City of Roseville (the "City") with respect to its City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "District").

Capitalized terms used in this Periodic Report but not otherwise defined have the meanings given to them in the Disclosure Certificate.

I. Property Ownership and Development

The information in this section is provided as of _____ (this date must be not more than 60 days before the date of this Periodic Report).

A. Property currently owned by the Developer in the District (the "Property"):

Development name: _____

Number of lots (acreage): _____

B. Status of land development or construction activities:

_____

_____

C. Status of building permits and any significant amendments to land use or development entitlements:

_____

_____

D. Aggregate property sold, optioned or leased by the Developer to end users or merchant builders:

	Since the Date of Issuance of the Bonds		Since the Last Periodic Report	
	Acres*	____	Acres*	____
	Lots	____	Lots	____
	Bldg. Sq. Ft.	____	Bldg. Sq. Ft.	____

* For bulk land sales only (excluding sales of finished lots or completed buildings).

E. Status of any land purchase contracts with regard to the Property, whether acquisition of land in the District by the Developer or sales of land in the District to other property

owners, distinguishing between (i) end users (e.g., condominiums), (ii) developers and (iii) merchant builders.

_____

_____

F. With respect to occupied buildings owned and leased by Developer, (i) occupancy percentage and (ii) a rent roll consisting solely of (A) term of lease and (B) number of square feet subject to the lease, if applicable.

_____

_____

II. Legal and Financial Status of Developer

Unless such information has previously been included or incorporated by reference in a Periodic Report, describe any change in the legal structure of the Developer or the financial condition and financing plan of the Developer that would materially and adversely interfere with its ability to complete its development plan described in the Official Statement.

_____

_____

III. Change in Development or Financing Plans

Unless such information has previously been included or incorporated by reference in a Periodic Report, describe any development plans or financing plans relating to the Property *that are materially different from* the proposed development and financing plan described in the Official Statement.

_____

_____

IV. Official Statement Updates

Unless such information has previously been included or incorporated by reference in a Periodic Report, describe any other significant changes in the information relating to the Developer or the Property contained in the Official Statement under the heading " OWNERSHIP AND DEVELOPMENT OF PROPERTY WITHIN THE DISTRICT" that would materially and adversely interfere with the Developer's ability to develop and sell the Property as described in the Official Statement.

_____

_____

V. Other Material Information

In addition to any of the information expressly required above, provide such further information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

_____

_____

Certification

The undersigned Developer hereby certifies that this Periodic Report constitutes the Periodic Report required to be furnished by the Developer under the Disclosure Certificate.

ANY STATEMENTS REGARDING THE DEVELOPER, THE DEVELOPMENT OF THE PROPERTY, THE DEVELOPER'S FINANCING PLAN OR FINANCIAL CONDITION, OR THE BONDS, OTHER THAN STATEMENTS MADE BY THE DEVELOPER IN AN OFFICIAL RELEASE, OR FILED WITH THE MUNICIPAL SECURITIES RULEMAKING BOARD, ARE NOT AUTHORIZED BY THE DEVELOPER. THE DEVELOPER IS NOT RESPONSIBLE FOR THE ACCURACY, COMPLETENESS OR FAIRNESS OF ANY SUCH UNAUTHORIZED STATEMENTS.

THE DEVELOPER HAS NO OBLIGATION TO UPDATE THIS PERIODIC REPORT OTHER THAN AS EXPRESSLY PROVIDED IN THE DISCLOSURE CERTIFICATE.

Dated:_____

[John Mourier Construction, Inc.]

By: _____
_____
_____

APPENDIX F

SUMMARY OF CERTAIN PROVISIONS OF FISCAL AGENT AGREEMENT

APPENDIX G

DTC AND THE BOOK-ENTRY ONLY SYSTEM

The following description of the Depository Trust Company ("DTC"), the procedures and record keeping with respect to beneficial ownership interests in the 2025 Bonds, payment of principal, interest and other payments on the 2025 Bonds (herein, the "Securities") to DTC Participants or Beneficial Owners, confirmation and transfer of beneficial ownership interest in the Securities and other related transactions by and between DTC, the DTC Participants and the Beneficial Owners is based solely on information provided by DTC. Accordingly, no representations can be made concerning these matters and neither the DTC Participants nor the Beneficial Owners should rely on the foregoing information with respect to such matters, but should instead confirm the same with DTC or the DTC Participants, as the case may be.

Neither the issuer of the Securities (the "Issuer") nor the fiscal agent appointed with respect to the Securities (the "Agent") takes any responsibility for the information contained in this Appendix.

No assurances can be given that DTC, DTC Participants or Indirect Participants will distribute to the Beneficial Owners (a) payments of interest, principal or premium, if any, with respect to the Securities, (b) certificates representing ownership interest in or other confirmation or ownership interest in the Securities, or (c) redemption or other notices sent to DTC or Cede & Co., its nominee, as the registered owner of the Securities, or that they will so do on a timely basis, or that DTC, DTC Participants or DTC Indirect Participants will act in the manner described in this Appendix. The current "Rules" applicable to DTC are on file with the Securities and Exchange Commission and the current "Procedures" of DTC to be followed in dealing with DTC Participants are on file with DTC.

1. The Depository Trust Company ("DTC") will act as securities depository for the securities (the "Securities"). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds $500 million, one certificate will be issued with respect to each $500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

2. DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding

company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com. *The information contained on this Internet site is not incorporated herein by reference.*

3. Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

4. To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

6. Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting

rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

8. Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from Issuer or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of Issuer or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

9. DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to Issuer or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

10. Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

11. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that Issuer and Agent believe to be reliable, but Issuer and Agent take no responsibility for the accuracy thereof.

City Council Communication

Meeting Date: 8/6/2025
Item #: VII.29
File #: 0900-04
Item ID: 2025-457

Title:	City Council Chambers Renovation and Addition Project (RFQ 10-3421) – Contract Purchase Agreement
Contact:	Tiffany Valdez 916-746-1109 tvaldez@roseville.ca.us

SUMMARY

Staff recommends approval of a contract purchase agreement with Z Squared Builders Inc. dba Z Squared Construction, as the lowest responsive and responsible bidder for Request for Quotations No.10-3421 for the City Council Chambers Renovation and Addition Project in the amount of $1,977,820. Additionally, staff requests authorization for the City Manager or their designee to approve change order requests for this project, up to 15% ($296,673) as a construction contingency, for a grand total of $2,274,493. Funding is available in the Public Facilities Fund and the Cable TV Public, Educational and Governmental (PEG) Fund for this project.

RECOMMENDATION

Staff recommends that the City Council adopt a resolution approving a contract purchase agreement (3004733) with Z Squared Builders Inc. dba Z Squared Construction, as the lowest responsive and responsible bidder for RFQ 10-3421 for the City Council Chambers Renovation and Addition Project and authorize the City Manager to execute it on behalf of the City of Roseville.

Staff further requests that the City Council authorize the City Manager or his designee to approve change orders for the project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed fifteen percent (15%) of the contract price.

BACKGROUND

In 2023, prompted by safety concerns and a ten-year space plan showing that the Council Chambers are undersized, the City evaluated its upgrade options. The study recommended enlarging the Chamber, building a secure expanded lobby, and adding an adjacent conference room. After comparing expansion with full reconstruction, staff chose the most economical solution: extend the lobby so it doubles as overflow seating for high-attendance meetings while enhancing security. The project will also refresh Chamber finishes, upgrade media lighting and Heating, Ventilating and Cooling (HVAC) systems, and construct a new conference room, which will host closed-session Council meetings and provide staff meeting space during regular sessions, freeing seats in the Chamber, and, when Council is not in session, relieve the Civic Center's conference room shortage. Required accessible path-of-travel and restroom upgrades are also included.

A formal bid was issued with the following vendor responses:

Bidder	**Total Price**
Z Squared Builders Inc., dba Z Squared Construction	**$1,977,820**

El Dorado Hills, CA

American River Construction, Inc. Folsom, CA	$2,129,000
TriVel Construction Inc. Elk Grove, CA	$2,145,195
Integra Construction Services, Inc. Pleasanton, CA	$2,199,000
Haggerty Construction Inc. Stockton, CA	$2,512,849

Eclipse Pro was deemed non-responsive as they failed to submit the complete bid package as required.

FISCAL IMPACT

The cost of the Agreement is $1,977,820. Authorized change orders, on an as-needed basis up to 15% ($296,673) as a construction contingency, would bring the total contract amount to $2,274,493. Adequate funding is available in the Public Facilities Fund and the Cable TV Public, Educational and Governmental (PEG) Fund for this project.

ENVIRONMENTAL REVIEW

The proposed project involves the minor alteration of an existing facility. This activity is categorically exempt from CEQA as a Class 1 Exemption (State CEQA Guidelines Section 15301). The Exemption has been prepared and no further CEQA action is required.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

1. Ensure a safe and healthy community
4. Invest in well-planned infrastructure and growth
5. Support community engagement and advocacy
6. Deliver exceptional City services

Respectfully Submitted,
Tiffany Valdez, Buyer

Scott Pettingell, Finance Director

ATTACHMENTS:

1. Resolution 25-261
2. Contract Purchase Agreement
3. Notice of Exemption

REVIEWERS:

Tiffany Valdez, Finance Department - Purchasing Created/Initiated - 7/9/2025

Shannon Wiest, Finance Department - Purchasing	Approved - 7/15/2025
Scott Pettingell, Finance Department - Budget	Approved - 7/17/2025
Gretchen Hakala, City Attorney Department	Approved - 7/22/2025
Katrina Six, City Clerk Department	Approved - 7/22/2025
Ryan DeVore, City Manager Department - Assistant City Manager	Approved - 7/22/2025
Dennis Kauffman, City Manager Department - Assistant City Manager	Approved - 7/24/2025
Michelle Sheidenberger, City Attorney Department	Approved - 7/25/2025
Dominick Casey, City Clerk Department	Approved - 7/25/2025
Katrina Six, City Clerk Department	Final Approval - 7/25/2025

RESOLUTION NO. 25-261

APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND Z SQUARED BUILDERS INC. DBA Z SQUARED CONSTRUCTION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a contract purchase agreement (3004733) for the City Council Chambers Renovation and Addition project, by and between the City of Roseville and Z Squared Builders Inc. dba Z Squared Construction, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to approve change orders for the project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed fifteen percent (15%) of the contract price.

PASSED AND ADOPTED by the Council of the City of Roseville this ___ day of _____, 2025, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

Contract Purchase Agreement 3004733

Supplier Details:

Company	Z Squared Builders Inc dba Z Squared Construction
Contact	Malou Malaekeh
Address	5039-400 Robert J Mathews Pkwy
	El Dorado Hills, California 95762

Submit your response to:

Company	City of Roseville
Contact	Tiffany Valdez
Address	Purchasing Division
	311 Vernon St
	Roseville, CA 95678
Phone	(916) 746-1109
Fax	(916) 746-1115
E-mail	TValdez@roseville.ca.us

This Contract Purchase Agreement is sent for your review and acceptance. Notify the Buyer via email of any needed changes to the company name, address, and contact information. The Buyer will update the agreement prior to you signing the document.

Return 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 3004733

Agreement	**3004733**
Agreement Date	**24-JUN-2025**
Revision	**0**
Agreement Amount	**1,977,820.00 USD**

Invoice To
City of Roseville
Accounts Payable
311 Vernon St
ROSEVILLE CA 95678

Phone: (916) 774-5488
Fax: (916) 784-3796
Email: accountspayable@roseville.ca.us

Supplier
Z Squared Builders Inc dba Z Squared Construction
5039-400 Robert J Mathews Pkwy

El Dorado Hills, California 95762
Phone: (916) 358-9056
Fax: ()
Email: lmalaekeh@z2construction.com

Description of Labor, equipment and/or materials

THE VENDOR SHALL PROVIDE THE MATERIALS AND LABOR TO COMPLETE THE CITY COUNCIL CHAMBERS RENOVATION AND ADDITION PROJECT LOCATED AT 311 VERNON STREET, ROSEVILLE, CA 95678 IN ACCORDANCE WITH ALL SPECIFICATIONS, ATTACHMENTS, TERMS AND CONDITIONS, PUBLIC PURCHASE QUESTION AND ANSWER PER RFQ 10-3421 CITY COUNCIL CHAMBERS RENOVATION AND ADDITION.

START DATE: EXECUTED AGREEMENT
END DATE: FINAL PAYMENT

PLEASE CONTACT LORI CRITTENDEN AT 916-746-5707 OR BY EMAIL AT LCRITTENDEN@ROSEVILLE.CA.US FOR QUESTIONS REGARDING THIS AGREEMENT.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	16567	**Net 30**	**Freight on Board at the destination**	**Destination**	**Best Method**

Start Date	End Date	Confirm To
		Tiffany Valdez Phone **1-916-746-1109**

Attention: Total Cost not to exceed the agreement amount without prior approval of the Purchasing office.

Contract Terms and Conditions

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless the City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Contractor is an independent contractor, and shall not be considered an officer, agent, or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided Contractor is given thirty (30) days written notice. City's termination shall be without further liability to City; however, Contractor shall be entitled to all costs reasonably incurred prior to the date of termination. Contractor acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.
9. All prevailing wages and fair employment practices must be adhered to. For prevailing wage contracts over $25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm. In compliance with Labor Code Section 1773.2, as may be amended from time to time, Contractor shall cause a copy of this website to be posted at each jobsite, as applicable.
10. Contractor agrees to the below insurance requirements:
    a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
    b. Form. Contractor shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management

and the City Attorney.

c. Additional Insureds. Contractor shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage (except Workers' Compensation) and for ongoing and completed operations. Such insurance shall specifically cover the contractual liability of Contractor. The additional insured coverage under the Contractor's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office (ISO) CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be:

(1) the minimum coverage and limits specified in this Agreement; or
(2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

d. Cancellation/Modification. Contractor shall provide thirty (30) days written notice to City prior to cancellation or modification of any insurance required by this Agreement.

e. Umbrella/Excess Insurance. The limits of insurance required in this Agreement may be satisfied by a combination of primary and excess insurance. Any excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and noncontributory basis for the benefit of City (if agreed to in a written contract) before City's own insurance shall be called upon to protect it as a named insured.

f. Subcontractors. Contractor agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, Contractor shall require its subcontractors to agree to be bound to Contractor and City in the same manner and to the same extent as Contractor is bound to City under this Agreement. Additionally, Contractor shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

g. Self-Insured Retentions. All self-insured retentions (SIR) must be disclosed to Risk Management for approval and shall not reduce the limits of liability. Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named insured or City. City reserves the right to obtain a full certified copy of any insurance policy and endorsements. The failure to exercise this right shall not constitute a waiver of such right.

h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.

i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Contractor of liability in excess of such coverage, nor shall it preclude City from taking such other actions as are available to it under any other provisions of this Agreement or law.

11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.
12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.
13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.
14. If either party commences any legal action against the other party arising out of this Agreement or the performance thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.
15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.
16. If any of the provisions contained in this Agreement are for any reason held invalid or unenforceable, such holding shall not affect the remaining provisions or the validity and enforceability of the Agreement as a whole.
17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.
18. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.
19. Vehicles with a gross vehicle weight rating (GVWR) greater than 8,500 lbs. and light-duty package delivery vehicles operated in California may be subject to the California Air Resources Board (CARB) Advanced Clean Fleets regulations. Such vehicles may therefore be subject to requirements to reduce emissions and air pollutants. For more information, visit the CARB Advanced Clean Fleet webpage at https://ww2.arb.ca.gov/our-work/programs/advanced-clean-fleets.
20. Contractor/consultant's duties and services under this agreement shall not include preparing or assisting the public entity with any portion of the public entity's preparation of a request for proposals, request for qualifications, or any other solicitation regarding a subsequent or additional contract with the public entity. The public entity entering this agreement shall at all times retain responsibility for public contracting, including with respect to any subsequent phase of this project. Contractor/consultant's participation in the planning, discussions, or drawing of project plans or specifications, if any, shall be limited to conceptual, preliminary, or initial plans or specifications. Contractor/consultant shall cooperate with the public entity to ensure that all bidders for a subsequent contract on any subsequent phase of this project have access to the same information, including all conceptual, preliminary, or initial plans or specifications prepared by contractor pursuant to this agreement.
21. Contractor must submit all claims as defined in and in accordance with the claim

resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

22. Contractor certifies that Contractor, its employees, directors, officers, agents, subcontractors, vendors, and volunteers are not presently debarred, excluded, suspended, declared ineligible, voluntarily excluded, or proposed for debarment, exclusion, suspension, or ineligibility by any federal, state, or local department or agency.

23. The Levine Act (Govt. Code, Section 84308) requires a Party (and its agent(s), if any) to a Proceeding before the City of Roseville that involves any action or consideration related to their contract, license, permit, or other entitlement for use, to disclose any campaign contributions made to City elected or appointed officers totaling more than $250 within the twelve (12) months prior to the City decision and while a proceeding is pending, and includes certain prohibitions on contribution activity thereafter. If applicable campaign contributions have been made by Contractor and/or its agent(s), Contractor is responsible for compliance, including for its disclosure obligations, if any, as further described at: https://www.roseville.ca.us/government/departments/city_clerk/transparency/levine_act.

24. This Agreement may be amended via change order, but only if such change order is made in writing, approved by the City, and signed by both parties.

25. CONTRACTOR agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONTRACTOR and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

    CONTRACTOR and CITY agree that: (a) CONTRACTOR is free from the control and direction of CITY in connection with the performance of the work; (b) CONTRACTOR is providing services directly to CITY; (c) CONTRACTOR has and will maintain at all relevant times a business license; (d) CONTRACTOR maintains a business location that is separate from CITY; (e) CONTRACTOR is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONTRACTOR actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONTRACTOR advertises and holds itself out to the public as available to provide the same or similar services; (h) CONTRACTOR provides its own tools, vehicles, and equipment to perform the services; (i) CONTRACTOR has negotiated its own rates; (j) CONTRACTOR set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONTRACTOR has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

The supplier named hereon by the acceptance of this order agrees to the provisions of this document titled "Contract Purchase Agreement" and all accompanying terms, conditions, and attachments.

Roseville Business License No. 00855228

Contractor License No. 878570

DIR Registration No. 1000000778

Check mark the applicable company type below:

X **Corporation**

_____ **Limited Liability Company**

_____ **Partnership**

_____ **Sole Proprietor**

City Reserves the right to withhold any payments to contractor in the event of noncompliance with insurance requirements or if required by law.
Construction T&C
REV 3/21/24 JS

ATTACHMENT A
HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
AGREEMENT OVER FORMAL BID LIMIT OR INVOLVING HIGH RISK ACTIVITIES

General - Required Coverage/Documentation

- General Liability: $1 Million per occurrence /$2 Million aggregate
- Automobile Liability: $1 Million combined single limit
- Workers' Compensation: Statutory *Must provide a Waiver of subrogation
- Additional Insured Endorsement (AIE) - General Liability policy: CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsement shall cover the City of Roseville, its officers, agents, employees and volunteers as additional insured.
- Policies must be primary and non-contributory
- A 30 day notice of cancellation must be provided
- List certificate holder as: The City of Roseville - Insurance Compliance, PO Box 100085-R1, Duluth, GA 30096

Additional Liability/Insurance Requirements if required by Agreement (and marked below):

Construction:_X___
General Liability:
$2 Million/occurrence
$4 Million aggregate

Design Professional:____
General Liability:
$2 Million/occurrence
$4 Million aggregate
Professional Liability:
$2 Million/occurrence

Professional Consultant:____
Professional Liability:
$1 Million/occurrence

IT Services:____
Professional Liability:
$1 Million/occurrence
No auto required
Cyber Liability:
$1 Million/occurrence

Hazardous Materials:____
Pollution Liability:
$1 Million/occurrence

Special Events/Caterers-Vendors:____
No auto required
No workers' comp required

Professional Counseling/ Psychological:____
Professional Liability:
$1 Million/occurrence

No auto required

Pyrotechnics:____
General Liability:
$5 Million/occurrence
$10 Million aggregate
Auto - $2 Million/occurrence

Chemical/Environmental:____
General Liability:
$3 Million/occurrence
$6 Million aggregate
Pollution – $2 Million/Occurrence
Auto - $2 Million/Occurrence

Insurance Submission Process

The City of Roseville Human Resources/Risk Management Department uses a service called EBIX to manage our insurance certificate tracking.

How It Works

- The vendor's contact information is entered into EBIX. EBIX will contact the vendor to request proof of insurance.
- The Vendor can forward the request to their Insurance Agent(s) if necessary.
- Vendor/Insurance Agent submits insurance to EBIX by email to roseville@ebix.com or by fax to (770) 325-5727. After faxing or emailing the certificate, please DO NOT send the certificate by mail to EBIX. Please do not mail, email or fax any certificates to the City of Roseville.
- Once submitted, EBIX reviews the insurance documentation. If there are deficiencies, EBIX will send a follow up letter or email requesting additional information.

Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239
Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

Asbestos-Containing Materials in City-Owned Buildings

California Health and Safety Code Section 25915 requires that all City of Roseville employees, contractors and lessees be notified annually of the presence of asbestos in City-owned buildings constructed prior to 1979. Please post this notice in an area(s) accessible to all employees, contractors and lessees. Contact Facility Maintenance & Operations at (916) 774-5740 for more information about Asbestos Containing Materials (ACMs) in specific City-owned buildings. For more information about asbestos refer to the OSHA website.
The City of Roseville is committed to maintaining a safe and healthy work environment. The City's Facility Maintenance & Operations staff conducts ongoing inspections to identify and safely manage previously installed asbestos-containing products. Renovation of City-owned buildings **MUST** be reviewed in advance by Facility Maintenance & Operations to ensure the City is in compliance with building codes, Americans with Disabilities Act and that no ACMs are disturbed without proper safeguards. Work that requires removal or repair of ACMs is restricted to trained and qualified persons only. **Facility Maintenance & Operations will need to approve the qualified contractors**.

Use the following measures to protect you and others from exposure to airborne asbestos:

- Presume all building materials contain asbestos until determined otherwise by Facility Maintenance & Operations.
- Do not install walls, closets, cabinets, ceilings.
- Do not remove, cut, drill, sand, grind or otherwise disturb any material in the buildings, including carpet and tile.
- Do not paint (this includes any walls, ceilings, floors and electrostatic painting of office furniture).
- Do not remove any items nailed or screwed to the walls (this includes pictures, cabinets, electrical, etc.).
- Do not go above ceilings, behind walls or into building spaces such as attics and crawlspaces unless these areas have been inspected and cleared by Facility Maintenance & Operations.
- Do not pull cable or wiring through above-ceiling spaces with asbestos.
- Do not install screws, pins, nails or hangers into asbestos ceiling or wall plaster.
- Be careful not to damage walls, ceilings or floors when moving furniture or equipment. It is recommended that Facility Maintenance & Operations be contacted prior to moving furniture or equipment.
- Do not brush, sweep or vacuum textured asbestos ceiling plaster or plaster debris.
- Immediately report any damage or deterioration of suspect building materials to Facility Maintenance & Operations or Risk Management.

It is important to note that the presence of asbestos does not mean you have been exposed. Exposure results when friable asbestos particles are inhaled or ingested. Asbestos becomes friable when material containing asbestos is drilled, sanded or disturbed by remodeling or demolition work or when the ACM has deteriorated. Intact, bonded, sealed or undisturbed asbestos does not pose a hazard.

Employees may review the asbestos survey reports, results of bulk sampling or air monitoring conducted in City-owned buildings. All asbestos data will be available by appointment with Facility Maintenance & Operations.

Facilities Built Pre 1979 That May Contain Asbestos	Year Built
Downtown Library - 225 Taylor Street 95678	1974
Carnegie Museum - 557 Lincoln Street 95678	1912
Tower Theatre - 415 Vernon Street 95678	1940
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	Lourdes Malaekeh Digitally signed by Lourdes Malaekeh DN: cn=Lourdes Malaekeh, o=Z Squared Construction, ou, email=lmalaekeh@z2construction.com, c=US Date: 2025.06.27 10:42:53 -07'00'
COMPANY NAME	Z Squared Builders Inc. dba Z Squared Construction
DATE	06/25/2025

Asbestos
Rev 01/16/19

Supplier

Signature: Lourdes Malaekeh Digitally signed by Lourdes Malaekeh DN: cn=Lourdes Malaekeh, o=Z Squared Construction, ou, email=lmalaekeh@z2construction.com, c=US Date: 2025.06.27 10:43:58 -07'00'

Print Name: Lourdes Malaekeh

Title: President

Date: 06/25/2025

Supplier

Signature: _____

Print Name: _____

Title: _____

Date: _____

City of Roseville, A Municipal Corporation

Signature: _____

Print Name: **Dominick Casey**

Title: **City Manager**

Date: _____

Notice of Exemption

To: Placer County Clerk
Recorder's Office
2954 Richardson Drive
Auburn, CA 95603

From: City of Roseville
Development Services Dept.
311 Vernon Street
Roseville, CA 95678

Project Title: City Council Chambers Renovation & Addition

Project Location(s): 311 Vernon Street, Roseville, California 95678 (APNs 013-124-017-000, 013-124-018-000, 013-124-022-000, and 013-124-023-000)

Project Description: This project would allow for the renovation of the City Council Chambers located within the existing Civic Center building located at 311 Vernon Street. The existing City Council Chambers no longer provide enough space to accommodate existing demand. The Chambers have been the same size and configuration within the Civic Center since the building was built, although the city and its population have nearly doubled since then. The City Council Chambers renovation will also allow for needed safety and technological upgrades. The upgrades would be built out within the existing building, involving the movement of walls, electrical components, plumbing, and other systems. The project enables the City Council, various City commissions, and staff to better serve the community and would not result in any increase in new or unplanned growth.

Public Agency Approving Project: Roseville City Council

Agency/Individual Carrying Out Project: City of Roseville Public Works Department

Reason why this Project is Exempt: This project qualifies for a Class 1 Exemption as described in Section 15301 of the California Environmental Quality Act (CEQA) guidelines which states:

> "Class 1 consists of the …minor alteration of existing public…structures, facilities, [or] mechanical equipment…involving negligible or no expansion of existing or former use…. Examples include but are not limited to: (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances…"

The project is confined to within the existing Civic Center and on City property and would not result in expansion of use. No environmentally sensitive resources are located within or near the property; therefore the Class 1 exemption is applicable to the proposed project.

Lead Agency Contact Person: Tiffany Valdez, Finance Department, (916) 746-1109.

Signature: Jessica Lynch Date: 7/8/2025

Jessica Lynch, Environmental Coordinator,
City of Roseville